

# 54 Eilean Donan Road

Ness Castle, Inverness, IV2 6EJ

Offers Over £315,000







## Overview

- Spacious 4 bedroom detached family villa in Ness Castle
- Beautifully presented and in immaculate condition
- Lounge, kitchen/diner, WC, utility
- 4 double bedrooms, ensuite, bathroom
- Enclosed sunny rear garden with patio area, garage and driveway
- EPC Band C



## Description

Fantastic opportunity to purchase a spacious, detached villa located in the established development of Ness Castle. Built by Barratt Homes to their 'Dunbar' design this immaculate house has been finished to a high standard and is in walk in condition throughout. The rooms are all generously proportioned with neutral decor which will appeal to young families. The bright lounge has a window overlooking the front allowing plenty of natural light. The spacious kitchen/diner provides ample storage with excellent work top space and comes with integrated appliances including a gas hob, electric oven, extractor, fridge/freezer and dishwasher. The dining area has ample room for a dining table and 6 chairs with patio doors which open into the private back garden. Completing the ground floor accommodation is a useful utility room and WC. Upstairs offers 4 well appointed double bedrooms and the family bathroom. The principal bedroom has fitted wardrobes and a modern ensuite shower room. There is double glazing throughout and gas central heating. The rear garden is fully enclosed and laid to lawn with a large patio area for al fresco dining. The drive has parking for 2 cars and leads to the integral garage. This impressive property is a fantastic purchase for those wanting an easy to maintain, stylish home in a modern development.



## Room Dimensions

Lounge	(10' 1" x 17' 2") or (3.08m x 5.24m)
Kitchen / Diner	(16' 10" x 11' 3") or (5.13m x 3.42m)
Utility Room	(6' 10" x 4' 6") or (2.08m x 1.36m)
WC	(6' 8" x 3' 3") or (2.02m x 1.00m)
Principal Bedroom	(14' 2" x 9' 7") or (4.33m x 2.93m)
Principal Bedroom En Suite	(5' 9" x 6' 7") or (1.76m x 2.01m)
Bedroom 2	(12' 4" x 9' 8") or (3.75m x 2.94m)
Bedroom 3	(8' 6" x 14' 1") or (2.59m x 4.29m)
Bedroom 4	(9' 4" x 10' 6") or (2.85m x 3.20m)
Bathroom	(6' 6" x 8' 6") or (1.97m x 2.59m)







### Services

Mains gas, electricity, water and drainage.  
Telephone, Broadband and Satellite.

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, electric oven and extractor, fridge/freezer and dishwasher.

### Maintenance Charges

The factoring fee is approximately £16 per month, which is payable for the maintenance of the communal areas within the development.

### Council Tax

Band F

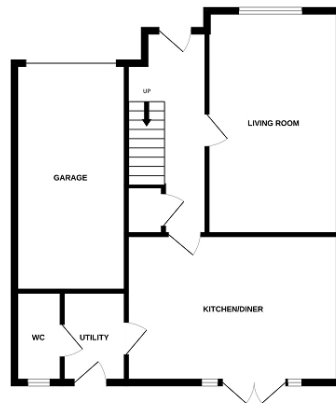
### Tenure

Freehold

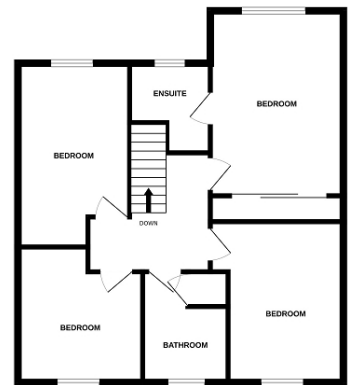
### Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



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