

5 Dunrobin Grove

Ness Castle, Inverness, IV2 6EF

Offers Over £255,000





Overview

- Spacious 3 bedroom semi detached villa in modern development
- Immaculately presented, walk in condition
- Lounge, kitchen/diner, utility, WC, 3 bedrooms, ensuite, family bathroom
- Enclosed sunny garden with decking, garage and driveway
- Ideal for first time buyers and families
- EPC Band C



Description

An excellent opportunity to purchase this beautifully presented, semi-detached villa located in the highly desirable Ness Castle development. This stylish home, built by Barratt to their popular 'Airth' design, is in walk-in condition and would be ideal for first-time buyers, families, or those seeking a modern, low-maintenance home in a great location. On the ground floor, the property offers a bright and welcoming lounge with a feature box bay window and handy under stair storage. The spacious kitchen/diner offers an integrated gas hob, electric oven, extractor fan and dishwasher. The fridge/freezer is also included in the sale. French doors open directly from the dining area to the rear garden, making it perfect for entertaining. A separate utility room provides space for a washing machine and tumble dryer, and the WC completes the ground floor accommodation. The principal bedroom benefits from fitted wardrobes and a modern ensuite shower room. Both bedrooms 2 and 3 also feature fitted wardrobes offering excellent storage. A stylish family bathroom completes the accommodation. The property benefits from gas central heating with Hive control and double glazing throughout. Externally, the rear garden is fully enclosed, mostly laid to lawn, and features a decking area ideal for alfresco dining, along with a summer house. The driveway provides off-street parking for two vehicles and leads to a single garage.



Room Dimensions

Lounge (15' 9" x 10' 5") or (4.80m x 3.18m)

Kitchen (14' 1" x 11' 11") or (4.30m x 3.64m)

Utility Room (7' 1" x 5' 1") or (2.16m x 1.55m)

Wc (7' 1" x 3' 6") or (2.16m x 1.07m)

Principal Bedroom (18' 11" x 9' 0") or (5.77m x 2.74m)

Principal Bedroom En Suite (7' 1" x 4' 6") or (2.16m x 1.36m)

Bedroom 2 (10' 5" x 11' 1") or (3.17m x 3.39m)

Bedroom 3 (11' 2" x 6' 6") or (3.40m x 1.98m)

Bathroom (6' 2" x 6' 11") or (1.89m x 2.12m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor and dishwasher. Fridge/freezer and washing machine. Summer house.

Services

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

Maintenance Charges

There is a factoring charge for the maintenance of the communal areas which is £16 per month.

Council Tax

Band D

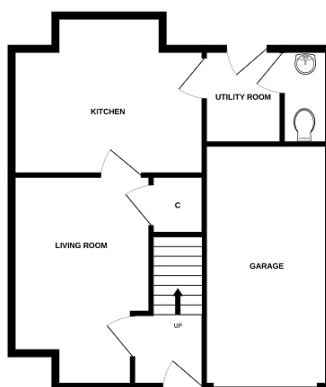
Floor Area

88m2

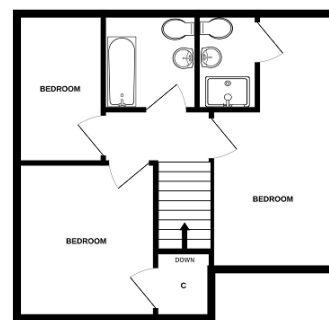
Tenure

Freehold

GROUND FLOOR



1ST FLOOR



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