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Kitchen/Dining Room



Kitchen/Dining Room





Bedroom One



En-Suite Shower Room







Lounge



Garden Room

**Property Description**

This three double bedroomed, semi-detached villa with garden room extension is located at Ness Castle and was built by Robertson Homes. It was completed in 2019 and has since been extended by the current owner by the addition of a vaulted ceiling garden room. It offers many pleasing features including well-proportioned accommodation that is in walk-in condition, double glazing, gas central heating and solar panels for the heating of the hot water. The ground floor accommodation within comprises an entrance hall, a WC, a lounge with French doors to the open plan kitchen/dining room that has the garden room off. The kitchen/dining room provides ample space for both formal and informal dining with the kitchen being fitted with wall and base mounted units with worktops, a breakfast bar, a stainless steel 1 ½ bowl sink drainer with mixer tap and having plumbing for a washing machine. The integral appliances include an electric oven, a gas hob with extractor over, a dishwasher and a fridge freezer. All three bedrooms can be found on the first floor with the master bedroom boasting a double fitted wardrobe and an en-suite shower room. Completing the accommodation is the family bathroom that comprises a fitted WC and wash hand basin and a bath with a mains shower over. Externally the property has a block paved driveway to the front that provides space for off-street parking. With the remainder of the front garden being laid to grass. The rear garden is fully enclosed by wooden fencing and is laid to a combination of patio and grass. Viewing of this family home is recommended to fully appreciate the size of the accommodation within and the garden room addition. Ness Castle is located to the west side of the city And is well-placed for access onto the distributor road. Supermarket shopping is nearby as are both primary and secondary schooling.

- Rooms & Dimensions**
- Entrance Hall**
- WC**  
Approx 1.92m x 1.78m
- Lounge**  
Approx 5.57m x 3.68m
- Kitchen/Dining Room**  
Approx 6.69m x 3.98m
- Garden Room**  
Approx 3.85m x 3.46m
- Landing**
- Bathroom**  
Approx 2.68m x 2.11m
- Bedroom One**  
Approx 4.26m x 3.34m
- En-Suite Shower Room**  
Approx 2.09mx 1.81m
- Bedroom Two**  
Approx 3.73m x 3.65m
- Bedroom Three**  
Approx 3.70m x 2.84m



Bedroom Three



Lounge



Hall



Rear/Extension