



Illustration For Identification Purposes Only. Not To Scale (ID:712483 / Ref:75984)

Services

Mains water, gas, electricity and drainage.

Extras

All fitted floor coverings.

Heating

Gas Central Heating.

Glazing

Double glazing.

Council Tax Band

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Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £258,000 A full Home Report is available via Munro & Noble - property@munronoble.com.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.







78 Darochville Place Inverness

IV2 6FG

A three double bedroomed, semi-detached villa with garden room extension, located at Ness Castle that is fully double glazed and has gas central heating and gardens.

FIXED PRICE £249,950

HSPC Reference: 58420

Q The Property Shop, 47 Church Street, Inverness

property@munronoble.com

C 01463 22 55 33

→ 01463 22 51 65



Property Overview













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 1/2 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





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