

## 2 Dunrobin Grove, Inverness, IV2 6EF



**£260,000** Offers Over

🏠 Type: Detached

📅 Availability: For Sale

🛏 Bedrooms: 3

🚿 Bathrooms: 1

🏠 Reception Rooms: 1

### Full Details

Excellent opportunity to purchase a stunning 3 bed detached family home in the highly sought-after area of Ness Castle, Inverness. This well presented property was built in 2016 by Barratt Homes and would be an ideal purchase for those looking for a quality family home. The setting of the property is in a prime spot within the development and the property offers great living space. The property is in walk in condition and benefits from gas central heating and double glazing throughout.

Downstairs the property comprises of entrance hall, leading to generous sized lounge. The lounge leads onto the kitchen dining area, utility room and WC. It hosts a range of benefits with high spec integrated appliances such as dishwasher, electric oven, gas hob, extractor fan and fridge freezer. The area also has double patio doors leading to the back garden which makes great space for hosting family gatherings as well as letting in maximum light, keeping with the properties bright and airy feel.

Upstairs there are 3 bedrooms of which the master benefits from an en suite shower room and has more than ample space to accommodate a king size bed. The family bathroom comes with fitted bathtub with shower, wash basin and WC. A useful storage cupboard can also be found in the hallway which completes the accommodation on the first floor. Overall, this stunning property is in walk in condition and would be an ideal purchase for those looking for a quality family home in a popular residential area.

**Property Location:** The property is set in a prime spot in the highly popular development of Ness Castle, Inverness and is close to the South Loch Ness trail with woodland surrounding the development but also having excellent local amenities nearby. Inverness City Centre is just 3 miles away from the property and Loch Ness just 4 miles away so you can enjoy the best of both worlds. Primary Schooling can be found at Holm Primary and Secondary at Inverness Royal Academy although construction is underway to build a new primary school in the Ness Castle development. The Southern Distributor Road allows easy access around the city. Local amenities include Tesco, garage, convenience store and Post Office all within a very short walk. There is a fantastic play park within 500m of the house.

**Council Tax:** Band E. **EPC:** C. **Factoring Fee:** PMC Property - £15.36 monthly.

**Extras:** All fitted floor coverings, fixtures and fittings including fitted window blinds and curtains. Garden shed.

**Services:** Mains gas, electricity, water and drainage. Telephone, broadband and satellite.

**Entry:** To be mutually agreed. **Viewings:** Direct with Smart Moves only.

### Property Features

- ✓ Immaculate 3 bed detached family home in popular Ness Castle area
- ✓ Attached single garage with driveway
- ✓ Fully enclosed rear garden
- ✓ Lounge, Kitchen/Diner, WC and Utility
- ✓ 3 Bedrooms with Master En Suite, Family Bathroom

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