

## 47 Inverloch Crescent, Inverness, IV2 6EP



**£245,000** Offers Over

🏠 Type: Semi-Detached

📅 Availability: For Sale

🛏 Bedrooms: 3

🚿 Bathrooms: 3

🏠 Reception Rooms: 2

### Full Details

Fantastic opportunity to purchase a 3 bedroom semi-detached family home in the sought-after residential development of Ness Castle, Inverness. The location is perfect, just a short drive to Loch Ness and within 3 miles of Inverness City Centre. This bright and spacious family home was built in 2019 by Barratt Homes and has been tastefully decorated and really is in show house condition. The property itself is situated on a generous sized corner plot and finished to a very high standard throughout and with its well-proportioned rooms this property will appeal to many. This family home is in walk in condition and benefits from gas central heating and double glazing.

Downstairs has a good-sized lounge, open plan kitchen/diner, WC and storage space. The lounge boasts dual aspect windows to the front which allows plenty of natural light making the room light and airy. The stylish kitchen comes with integrated appliances which include gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. An adjoining dining area comes with ample space for a dining table with 6 chairs. There is also a WC which completes the accommodation on the ground floor.

Upstairs, there are 3 bedrooms of which the master benefits from built in storage and a beautiful en-suite shower room. Completing the accommodation on the first floor is the beautiful, modern family bathroom with bathtub and separate stand alone shower.

Outside, the impressive south facing rear garden is fully enclosed and designed with 2 seating areas including a decking and patio area to capture the sun all day. The lawn is in excellent condition and would be very easy to maintain. To the side there is a garden shed/small summer house. To the front of the property there is a designated parking with space for 2 vehicles as well as the front lawn area. Overall, this lovely property in immaculate condition would be an ideal purchase for those looking for a quality family home in walk in condition.

Property Location: The property is set in a prime location at the edge of the development close to the South Loch Ness trail with woodland surrounding the property 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 there is a new primary school almost complete within 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.

Council Tax: Band D. EPC: Band C.

Extras: All fitted floor coverings, fixtures and fittings. Fitted window blinds. All integrated appliances including gas hob, electric oven, extractor fan, fridge/freezer and dishwasher. White goods also included in the sale.

Services: Mains gas, electricity, water and drainage. Telephone, broadband and satellite. Entry: To be mutually agreed.  
Viewings: Direct with Smart Moves only.

### Property Features

- ✓ 3 bedroom Semi detached property
- ✓ Master bedroom with ensuite
- ✓ Beautiful South facing garden
- ✓ Sought after Ness Castle area
- ✓ Prime position
- ✓ 2 car parking spaces
- ✓ Bright Kitchen/diner
- ✓ Walk in Condition
- ✓ Early entry available

[More Photos on following page](#)

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