

# 2 Dorran Cottages, Nairnside

Inverness, IV2 5BU



Offers Over £395,000





## Overview

- Newly completed architect designed home
- Bespoke design, large plot, quiet cul de sac
- Lounge, kitchen/dining/family room, utility, wc
- 4 bedrooms, 2 ensuites, 1 dressing room, bathroom
- Detached double garage, drive and level gardens
- EPC Band C



## Description

A fantastic opportunity to purchase a newly completed, architect designed family home. Set on a large, level plot in a quiet cul de sac, this superb house is located in the small hamlet of Nairnside, close to Inverness. The design, space and layout offers everything for the modern families' needs. The property comprises of the entrance hallway with an impressive oak and glass panelled staircase and there is oak flooring which carries on throughout the ground floor. The formal lounge comes with a wood burning stove. The real heart of the home is the impressive open-plan kitchen/diner/ family room. The kitchen comes with integrated NEFF appliances including a double oven, induction hob, extractor, fridge/freezer and dishwasher. There are many wall and base mounted units for storage and ample work surface space. The dining area has patio doors leading out to the rear garden. The useful utility room has space and plumbing for a washing machine and tumble dryer. There is also a good sized bedroom on the ground floor with double fitted wardrobes and an ensuite shower room. Completing the downstairs accommodation is a WC. The attractive stairway leads to the upper floor and the large landing with two Velux windows. The spacious master bedroom comes with a walk-in dressing room and an ensuite shower-room. Bedrooms 2 & 3 are both good sizes and have double fitted wardrobes. Completing the first floor accommodation is the family bathroom with bath and separate shower cubicle. There is good storage throughout, including 2 large walk-in cupboards. The property is fully double glazed throughout and has air source heating, including under-floor heating on the ground floor. Outside the driveway provides parking for several cars and leads to the double detached garage with electric door. The gardens are completely level and mainly laid to lawn. Overall, this property would make the ideal purchase for those looking for a quality home, close to Inverness.



## Room Dimensions

<b>Entrance Vestibule</b>	<i>(6' 8" x 6' 5") or (2.02m x 1.95m)</i>
<b>Lounge</b>	<i>(15' 0" x 13' 10") or (4.57m x 4.21m)</i>
<b>Kitchen/ Family/ Dining Rm</b>	<i>(38' 11" x 15' 4") or (11.85m x 4.68m)</i>
<b>Utility Room</b>	<i>(11' 11" x 5' 3") or (3.63m x 1.61m)</i>
<b>Bedroom 4</b>	<i>(12' 10" x 9' 11") or (3.91m x 3.01m)</i>
<b>Bedroom 4 En Suite</b>	<i>(8' 7" x 4' 8") or (2.61m x 1.41m)</i>
<b>WC</b>	<i>(6' 0" x 4' 8") or (1.82m x 1.41m)</i>
<b>Landing</b>	<i>(7' 11" x 13' 8") or (2.42m x 4.17m)</i>
<b>Master Bedroom</b>	<i>(15' 0" x 16' 10") or (4.58m x 5.12m)</i>
<b>Master Ensuite</b>	<i>(12' 6" x 6' 8") or (3.82m x 2.04m)</i>
<b>Dressing Room</b>	<i>(12' 7" x 8' 0") or (3.83m x 2.45m)</i>
<b>Bedroom 2</b>	<i>(14' 7" x 12' 10") or (4.45m x 3.90m)</i>
<b>Bedroom 3</b>	<i>(14' 7" x 12' 10") or (4.45m x 3.90m)</i>
<b>Bathroom</b>	<i>(11' 0" x 8' 7") or (3.35m x 2.62m)</i>
<b>Garage</b>	<i>(19' 8" x 20' 4") or (6.00m x 6.20m)</i>





#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated NEFF appliances including the double oven, induction hob, extractor, fridge/freezer and dishwasher.

#### Services

Mains water, drainage and electricity. Air source heating.

#### Entry

By mutual agreement

#### Council tax

TBC

#### Viewing

To arrange a viewing of this property please contact Morna Eadie on 07765 250242 or 01463 233218



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