



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**1 Endrick Lane, Inverness IV2 6HU**

**Offers over £560,000**





## 1 Endrick Lane

Inverness, IV2 6HU

Impressive five bedroom detached two storey Executive home, beautifully presented and in immaculate condition throughout, situated in a quiet cul-de-sac in the exclusive Maples at Ness Side Development on the southern outskirts of Inverness, approximately two miles from the City Centre.

The home was built by Tulloch Homes Ltd in 2020 to their Stewart design and benefits from the remainder of the 10 year National House Building Warranty Cover.

### Hallway

5'9" x 21'9" (1.77m x 6.63m)

### Lounge

17'10" x 15'8" (5.46m x 4.80m)

### Study

8'11" x 7'2" (2.74m x 2.20m)

### Cloak room

9'0" x 4'1" (2.75m x 1.27m)

### Open plan kitchen/dining/family room

### Kitchen area

12'4" x 15'8" (3.78m x 4.79m)

### Family room/dining area

17'5" x 11'5" (5.31m x 3.50m)

### Utility room

9'5" x 6'1" (2.88m x 1.87m)

### First floor hallway

7'7" x 18'5" (2.32m x 5.62m)

### Bedroom 1

9'0" x 11'7" (2.75m x 3.55m)







**Principal bedroom**  
12'10" x 12'10" (3.93m x 3.93m)

**En-suite shower room**  
7'9" x 4'10" (2.38m x 1.49m)

**Bedroom 3**  
9'10" x 15'4" (3.02m x 4.68m)

**En-suite shower room**  
5'5" x 4'5" (1.67m x 1.36m)

**Bathroom**  
8'0" x 9'4" (2.46m x 2.87m)

**Bedroom 4**  
8'6" x 11'7" (2.60m x 3.54m)

**Bedroom 5**  
8'5" x 15'6" at widest point (2.59m x 4.74m at widest point)

**Outbuildings**

**Semi-detached double garage**  
18'9" x 18'11" (5.74m x 5.77m)

**Timber garden shed**

**Garden ground**

**Extras**

**Heating and glazing**

**Services**

**Factors**

**EPC Rating B**

**Council Tax Band G**



The accommodation on the ground floor comprises a welcoming hallway, lounge, study, cloak room, open plan kitchen/dining family room and utility room. On the first floor there are five double bedrooms (two en-suite shower rooms) and bathroom.

The home offers spacious contemporary living accommodation with quality fittings, fixtures and floor coverings throughout. The home benefits from high ceilings and an abundance of natural light. The open plan kitchen/dining/family room has a luxury Ashley Ann kitchen with island unit and Neff integrated appliances. There are four sets of French doors opening onto the large patio area in the garden at the rear, ideal for outdoor entertaining.

There is a semi-detached double garage to the side of the property and ample off street parking for several cars.

The home is conveniently located for the southern distributor road with easy access to Raigmore Hospital, Inshes Retail Park, the UHI Inverness Campus and the A9. It is also conveniently located for the west link road which provides access over to the Inverness Leisure Centre and Eden Court Theatre.

Primary school pupils attend Ness Castle Primary School and secondary school pupils attend Inverness Royal Academy.

The City Centre is within walking distance and there is also a regular bus service. The City Centre offers an extensive range of retail, leisure and business facilities. Inverness Airport offers national and European flights.

Viewing strictly by appointment

Accommodation:

Hallway 1.77m x 6.63m

Doors to lounge, study, cloakroom and kitchen. Staircase to first floor with LED plinth lights. Two storage cupboards. Smoke alarm. Oak flooring.

Lounge 5.46m x 4.80m

Double doors from the hallway open into the bright and spacious lounge. Double aspect to front and side. T.V. point. Tel. point. Wall lights. Smoke alarm. Oak flooring.

Study 2.74m x 2.20m

Window to front. Tel. point. Carpet.

Cloak room 2.75m x 1.27m

Window to side. White WC and pedestal wash hand basin with mirror above. Vertical chrome towel radiator.

Open plan kitchen/dining/family room

Kitchen area 3.78m x 4.79m

Family room/dining area 5.31m x 3.50m

Four sets of French doors opening onto the large patio area in the rear garden. Luxury Ashley Ann fitted kitchen with quartz solid surface and splash back, island unit, Neff induction hob and Elica Juno Island stainless steel extractor. Composite granite 1 ½ bowl sink with right hand drainer. Floating shelves. Under unit lighting and plinth lighting to island unit. Neff integrated dishwasher, fridge freezer and electric oven. Cooke & Lewis electric oven. T.V. point. USB port.

Utility room 2.88m x 1.87m

Door to side. Stainless steel sink with right hand drainer. Plumbed for washing machine. Extractor. Storage cupboard. Extractor.

First floor hallway 2.32m x 5.62m

Doors to five bedrooms and bathroom. Double storage cupboard housing the hot water tank. Smoke alarm. Hatch to roof space. Carpet.

Bedroom 1 2.75m x 3.55m

Window to front. Double mirrored wardrobes with spotlights above. T.V. point. Carpet.

Principal bedroom 3.93m x 3.93m

Window to front with Juliet balcony. Two double mirrored wardrobes with spotlights above. USB port. T.V. point. Carpet.

En-suite shower room 2.38m x 1.49m

Window to side. White WC and pedestal wash hand basin with mirror above. Shower cubicle with mains shower and tiling. Vertical chrome towel radiator. Extractor. Spotlights.

Bedroom 3 3.02m x 4.68m

Window to rear with Juliet balcony. Double mirrored wardrobes with spotlights above. T.V. point. Carpet.

En-suite shower room 1.67m x 1.36m

White WC and pedestal wash hand basin with mirror above. Recessed shower cubicle with mains shower and tiling. Vertical chrome towel radiator. Extractor. Spotlights.



Bathroom 2.46m x 2.87m

Window to side. White WC and wash hand basin set in vanity unit with mirror above. Bath. Shower cubicle with mains shower and tiling. Vertical chrome towel radiator. Extractor. Spotlights.

Bedroom 4 2.60m x 3.54m

Window to rear. Double mirrored wardrobes with spotlights above. T.V. point. Carpet.

Bedroom 5 2.59m x 4.74m at widest point

Window to rear with Juliet balcony. Double mirrored wardrobes with spotlights above. T.V. point. Carpet.

### **Outbuildings**

#### **Detached garage 5.74m x 5.77m**

Electric roller door to front and door to side. Power and light. Tumble dryer and freezer.

### **Garden Shed**

### **Garden ground**

The front garden is laid to lawn with a paved path leading up to the front door. There is a tarmacadam driveway to the side of the property with a turning area.

Double gates open onto the driveway leading to the double garage and rear garden.

The enclosed rear garden has been laid to lawn with a large patio area.

### **Extras**

All fitted floor coverings and the tumble dryer and freezer in the garage are included in the sale price.

### **Heating and glazing**

Gas central heating and double glazing. Solar panels.

### **Services**

Mains gas, electricity, water and drainage. Burglar alarm system.

### **Factors**

Newton Property Management are the factors. The annual factoring charge is currently £350.

### **EPC Rating B**

### **Council Tax Band G**














## Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC 	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC 