

7 Douglas Court

TORNAGRAIN, INVERNESS, IV2 8AL



*Contemporary luxury and tranquil living awaits
at 7 Douglas Court: a stunning two-bed Coach
House in Tornagrain*



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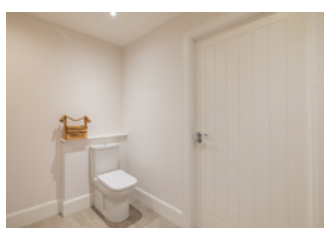
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Welcome to 7 Douglas Court, a stunning two-bedroom Coach House located in a tranquil cul-de-sac in Tornagrain. This exceptional property offers a perfect blend of modern comfort, convenient amenities, and a beautiful natural setting. With its impeccable presentation and desirable features, it is not only a fabulous home but also an ideal investment opportunity.

As you step into this remarkable home, you will immediately notice the contemporary decor and the flawless condition it is presented in. The property boasts efficient mains gas-fired central heating with a Honeywell control system, ensuring a cosy and comfortable living environment. Additionally, a wood-burning stove adds warmth and character to the living space. The abundance of natural light is enhanced by the velux sun tunnels in the kitchen area, landing, and bathroom, creating a bright and inviting atmosphere.

THE ENTRANCE & UTILITY



The layout of the property is thoughtfully designed to maximise space and functionality. The ground floor features a utility room complete with a washing machine and a convenient WC.

THE LOUNGE/KITCHEN



Moving to the first floor, you will be greeted by a spacious lounge with a vaulted ceiling and a magnificent cathedral-style window leading to a balcony, offering breathtaking views. The kitchen is beautifully appointed with solid oak worktops and Bosch appliances, combining style with practicality.

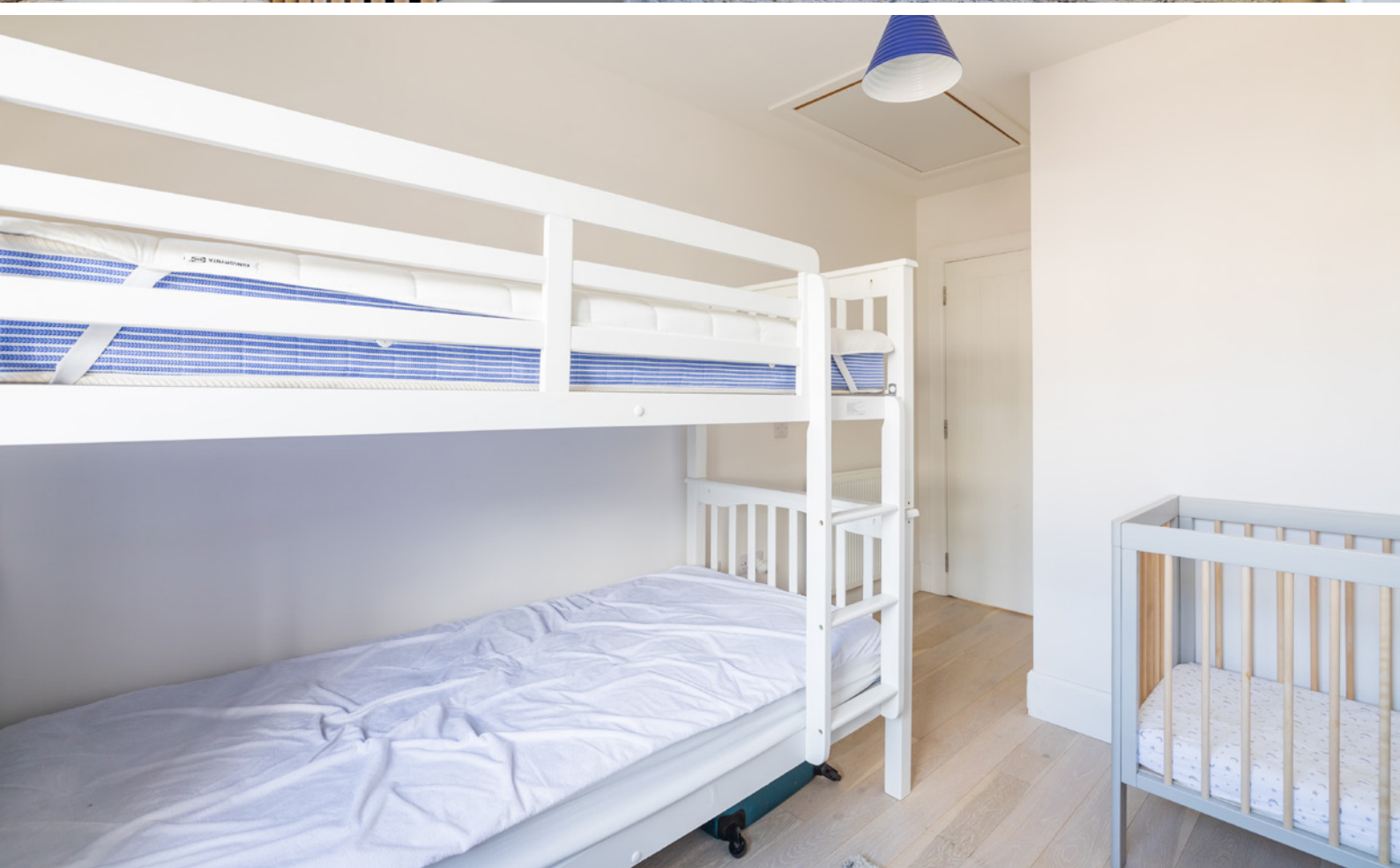


Both bedrooms are generously sized and come with built-in cupboards, providing ample storage solutions. The bathroom is elegantly designed, featuring a toilet, hand basin, and a separate bath and shower. Furthermore, the landing area offers two large built-in wardrobes for additional storage. The property also benefits from a floored loft space, offering further potential for expansion or storage.

BEDROOM 1



BEDROOM 2



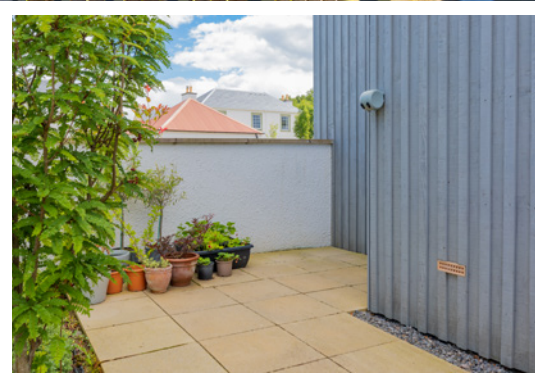
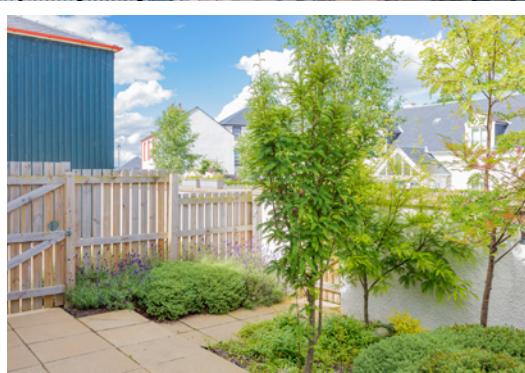
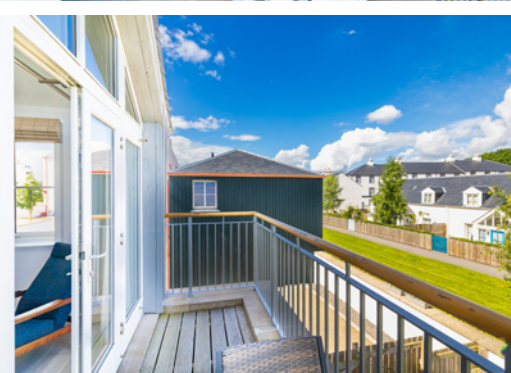
THE BATHROOM



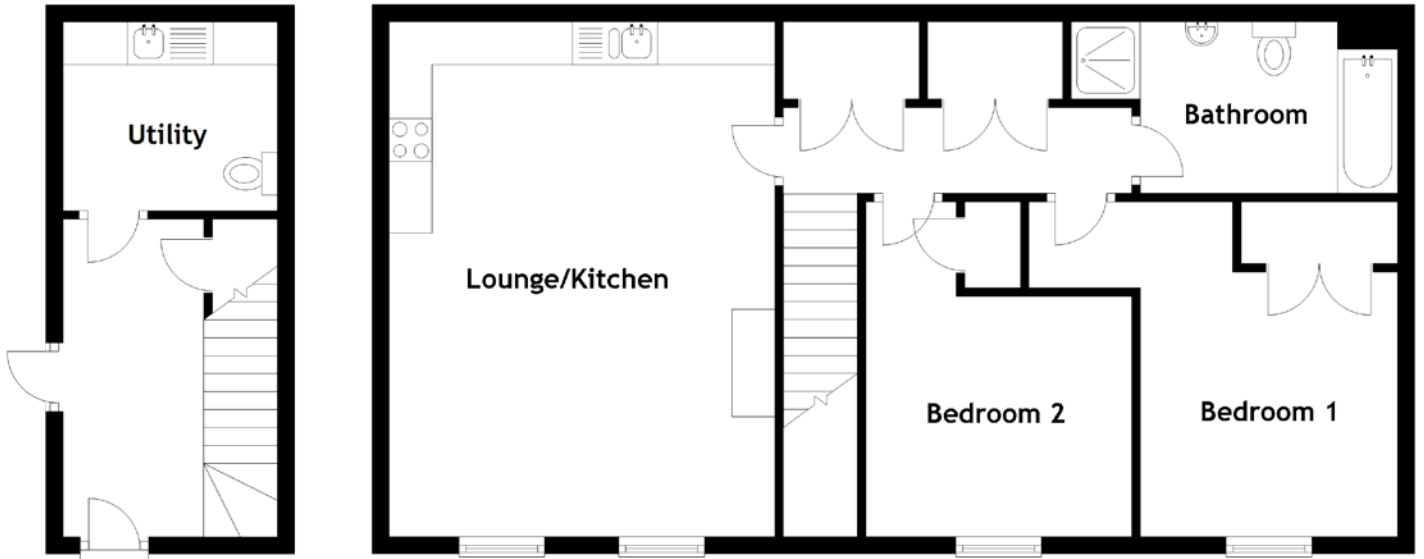
Step out onto the balcony and discover a serene outdoor space where you can relax and enjoy the surroundings. Below the balcony, a secure bike store provides a practical solution for storage. The property also includes a small, low-maintenance garden. Furthermore, planning permission and a building warrant have been obtained, along with a structural design for an external staircase leading directly from the balcony to the garden along with a slight extension to the balcony itself, offering future possibilities to enhance the outdoor living experience.

The location of 7 Douglas Court is truly unbeatable. Situated in a quiet enclosed cul-de-sac, you can enjoy peace and privacy. Yet, convenience is just a stone's throw away, as a two-minute walk will take you to the bus stop, local shop, tennis courts, and an extensive forest area, perfect for nature enthusiasts. Additionally, the property is only a couple of minutes' drive from Inverness Airport or circa 30 minutes on foot, and also only 15 minutes away from Dalcross rail station that can take you in both directions towards Inverness and Aberdeen ensuring easy travel connections.

THE BALCONY & GARDEN



FLOOR PLAN, DIMENSIONS & MAP

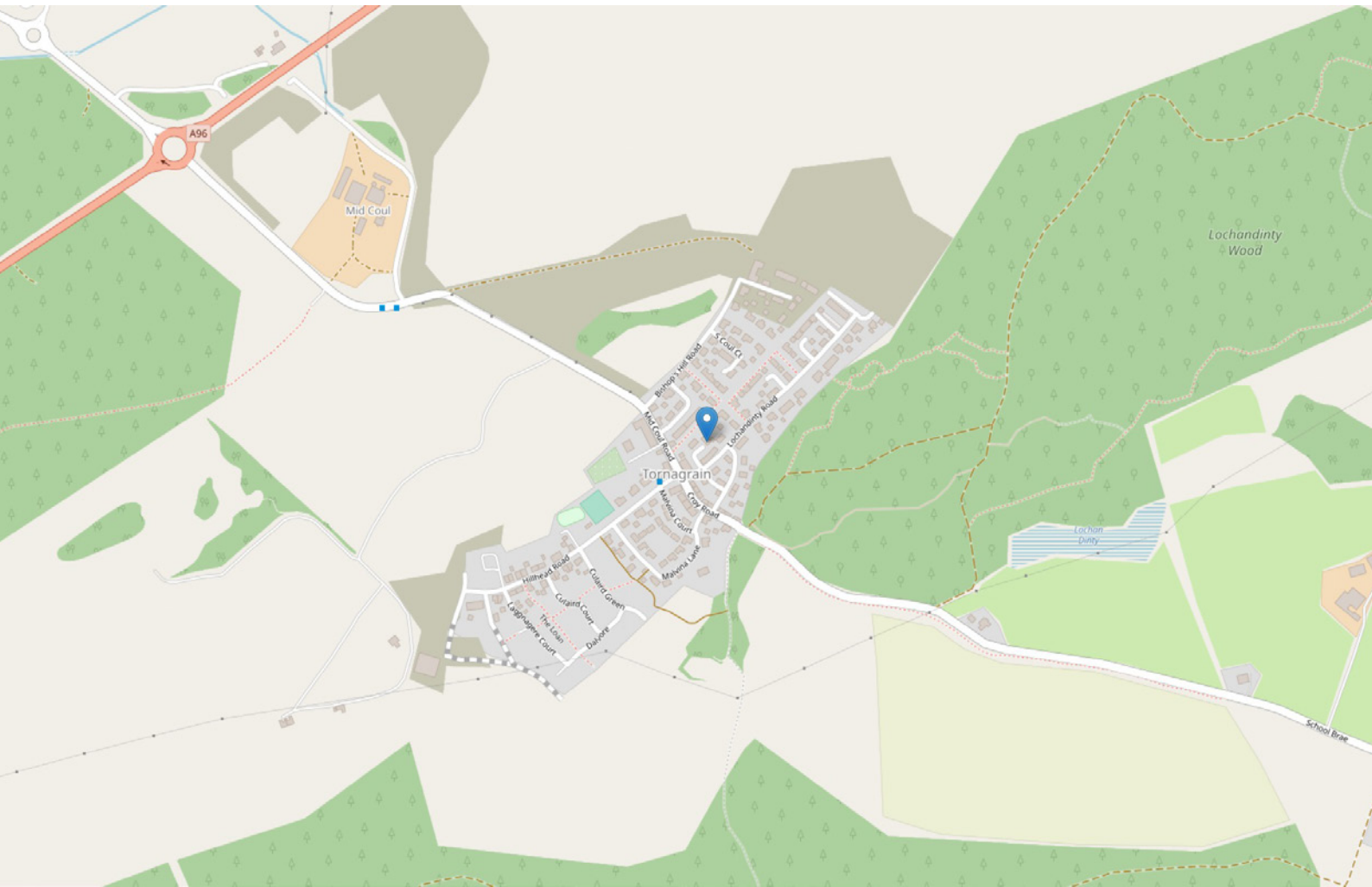


Approximate Dimensions (Taken from the widest point)

Utility 2.50m (8'2") x 2.20m (7'3")
 Lounge/Kitchen 6.00m (19'8") x 4.50m (14'9")
 Bedroom 1 3.90m (12'10") x 3.00m (9'10")

Bedroom 2 3.90m (12'10") x 3.10m (10'2")
 Bathroom 3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m²): 89m²
 EPC Rating: B



THE LOCATION

Discover the idyllic community of Tornagrain, situated in the desirable IV2 8AL postal code area of Inverness. This charming location offers a harmonious blend of tranquillity and convenience. Nestled away Tornagrain provides a serene retreat while ensuring easy access to key amenities.





Inverness Airport is just a few minutes drive away, connecting you to domestic and international destinations. Additionally, the vibrant city of Inverness is within close proximity and only around 15 minutes by car, offering a plethora of cultural attractions, shopping centre, and dining options. Embrace the peace and quiet of Tornagrain's tree-lined streets, and strong community spirit, all while enjoying the convenience of nearby airport access and the bustling city life of Inverness.



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