

8 St. Columbas Way

TORNAGRAIN, INVERNESS, IV2 8AN



Stunning three-bed semi in Tornagrain, walk-in condition with luxury upgrades, south-facing landscaped garden, sun room, solar panels and peaceful private setting



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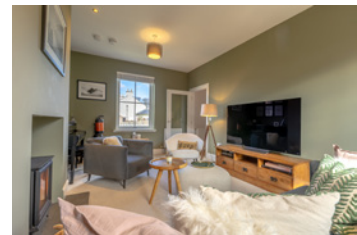


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A stunning three-bedroom semi-detached home set within the highly sought-after Tornagrain development on the outskirts of Inverness, presented in true walk-in condition and offering a real “wow factor” throughout. This beautifully finished property has been thoughtfully upgraded and maintained by the current owners both internally and externally, creating a stylish, modern home perfectly suited to family living, entertaining and those seeking a high-quality, low-maintenance property in a desirable Highland location.

THE LOUNGE



From the moment you step inside, the spacious entrance hall sets the tone for the rest of the home, leading through to a gorgeous lounge featuring a focal point stove and luxurious 100% pure wool carpets, which continue throughout the other carpeted rooms, adding warmth and quality underfoot.

THE KITCHEN/DINER & GARDEN/SUN ROOM



The heart of the home is the impressive kitchen/diner, which flows seamlessly into a bright garden/sun room, creating a fantastic open-plan space ideal for entertaining family and guests. Double doors open directly onto the rear garden, enhancing the indoor-outdoor living experience. The ground floor further benefits from a practical utility room, incorporating a WC and utility area, providing excellent additional storage and everyday convenience.

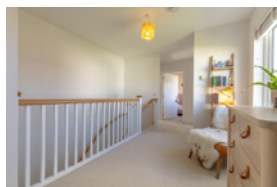




THE LOOTILITY



Upstairs, the property continues to impress with an enormous landing area, currently used as a seating/reading space but equally well suited as a home office.



There are three generous bedrooms, all well-proportioned, with the primary bedroom enjoying a modern en suite shower room. A stylish family bathroom completes the accommodation, fitted with a bath and overhead shower.

THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



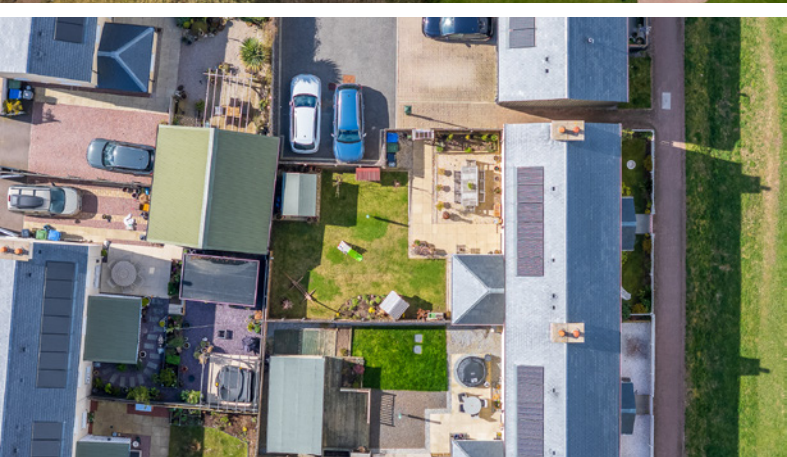
Externally, the home boasts professionally landscaped front and rear gardens, designed for ease of maintenance and year-round enjoyment. The south-facing rear garden is a standout feature, offering a private, secluded setting with a seating area perfect for relaxing or entertaining, all positioned away from passing traffic. The property also benefits from solar panels, enhancing energy efficiency and long-term running costs, along with a car barn and private driveway that offers parking for two vehicles.

Located in the popular Tornagrain development, this home offers a peaceful setting while remaining within easy reach of Inverness city centre and the airport, only minutes away, making it an ideal choice for commuters and families alike.

An in-person private viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

EXTERNALS





THE LOCATION

Tornagrain offers the perfect balance of peaceful Highland living and modern convenience, creating an idyllic setting just outside Inverness. This charming and thoughtfully designed community is known for its tree-lined streets, attractive homes and welcoming atmosphere, capturing the essence of a true village lifestyle where residents feel part of something special. The development has been carefully planned to foster a strong sense of community, with everyday amenities right on your doorstep. These include a well-stocked local shop, an on-site pharmacy and a popular coffee shop, ideal for relaxing and enjoying the surroundings. The village also caters well to families and those who enjoy an active lifestyle, with access to scenic forest walks, allotments, tennis courts, an orchard, community gardens and a children's play park, all contributing to a vibrant and connected environment.





One of Tornagrain's standout features is its exceptionally close proximity to Inverness Airport, located just a few minutes away (2.2 miles), which is incredibly rare. This makes it an ideal location for those who travel regularly or commute further afield, with convenient connections to destinations such as London Gatwick and other major cities.

Despite its peaceful setting, the area remains very well connected. The nearby airport train station offers direct rail links to Inverness city centre, while regular bus services also operate from the village. Inverness itself is approximately a 15-minute drive and provides a wide range of amenities, including shopping, restaurants, leisure facilities and cultural attractions.

Tornagrain truly offers the best of both worlds: a tranquil, community-focused lifestyle with outstanding access to the Highlands' capital and excellent transport links beyond.



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