

7 St Columba's Way

TORNAGRAIN, INVERNESS, IV2 8AN



*Stunning one-bedroom coach house in Tornagrain,
blending modern design with homely charm*



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Welcome to 7 St Columba's Way, a beautifully presented 1-bedroom coach house that effortlessly blends sleek contemporary design with a warm, homely ambience. Situated in the heart of the vibrant Tornagrain community, this exceptional property is just a short stroll from essential amenities. The property is ideally situated in a peaceful location within the town, being set back away from roads and yet benefiting from private parking right at the front door. With its prime location only minutes from Inverness Airport and train station, it offers the perfect combination of modern convenience and community charm.

THE HALLWAY & UTILITY



On the ground floor, a welcoming entrance hallway sets the tone, with a cosy seating area— perfect for kicking off your boots after a day exploring the breathtaking Highlands, enjoying a round of golf, or indulging in a shopping spree in Inverness. This floor also boasts a large utility room with clever clothes drying space and a second WC. The hallway features spacious under-stair cupboards, ensuring practicality at every turn.

THE LOUNGE/KITCHEN

Upstairs, the open-plan lounge and kitchen take centre stage and really serve as the heart of the home, showcasing contemporary finishes that seamlessly blend with an inviting atmosphere. The room is flooded with natural light through windows on both sides and french doors open onto a generous outdoor terrace.





The contemporary kitchen features integrated appliances, a stylish tiled splashback and a large kitchen island providing a generous amount of work surface. Thoughtful details like a deep pantry cupboard enhance functionality, while the room accommodates a dining area, lounge seating, and a dedicated work-from-home space.



THE BATHROOM



The bathroom is a modern retreat, showcasing elegant tiles, stylish flooring, and a luxurious bath suite with a waterfall shower head.

THE BEDROOM



The double bedroom completes the living space, offering comfort and tranquillity and features a built-in wardrobe with sliding doors.



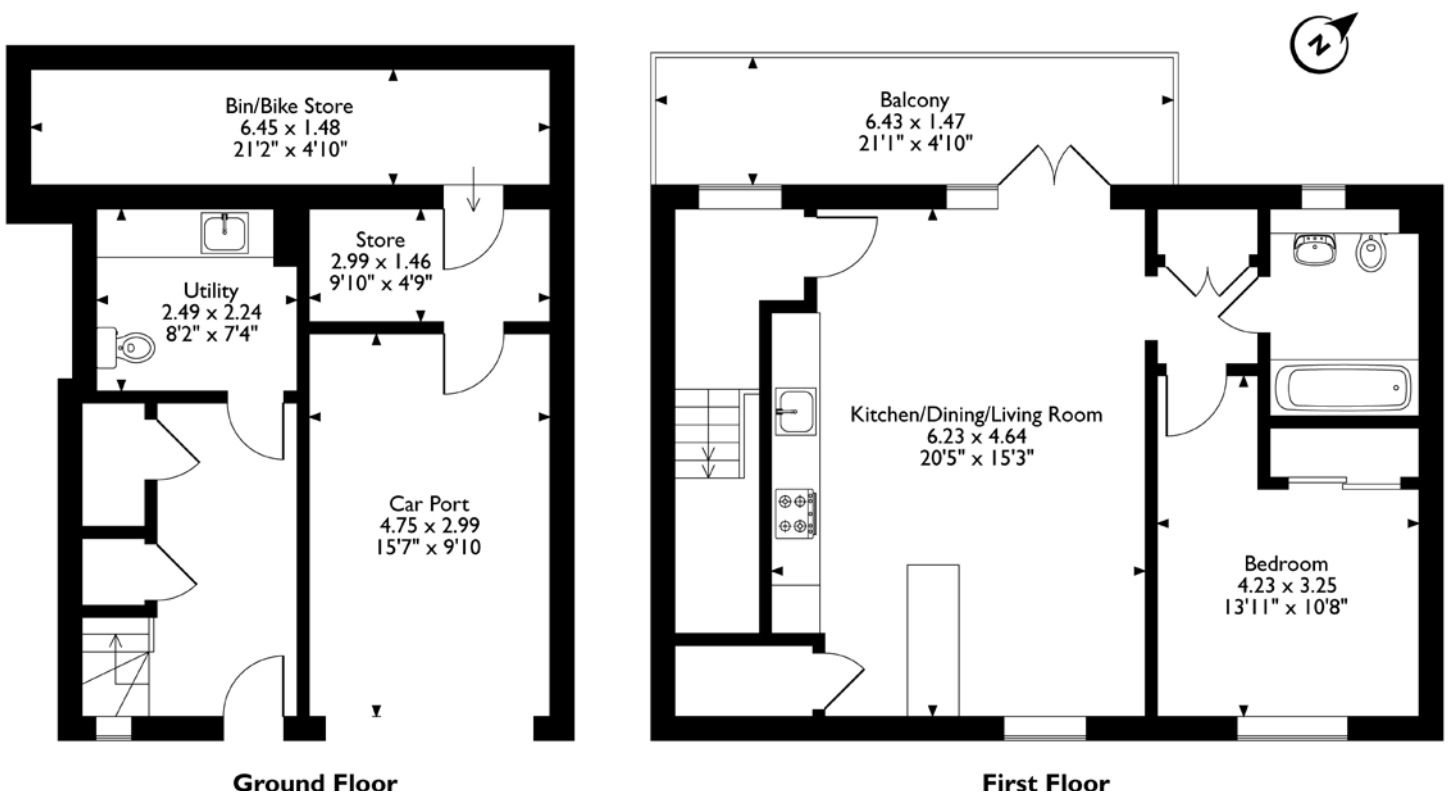
EXTERNALS

The exterior of this property truly sets it apart. The carport offers convenient undercover parking, with an additional driveway space in front. The current owners have thoughtfully created a lockable walk-in storage unit in the rear section of the carport with power and lighting, ideal for storage of sporting equipment. Beyond this, and to the rear of the property, there is a generously proportioned bike and bin store complete with useful shelving. A rear door leads directly to the communal green space behind the property, adding even more convenience and appeal.

Modern yet warm, stylish yet practical, 7 St Columba's Way is a home designed for comfort and versatility, perfect for embracing life in the vibrant Tornagrain community.

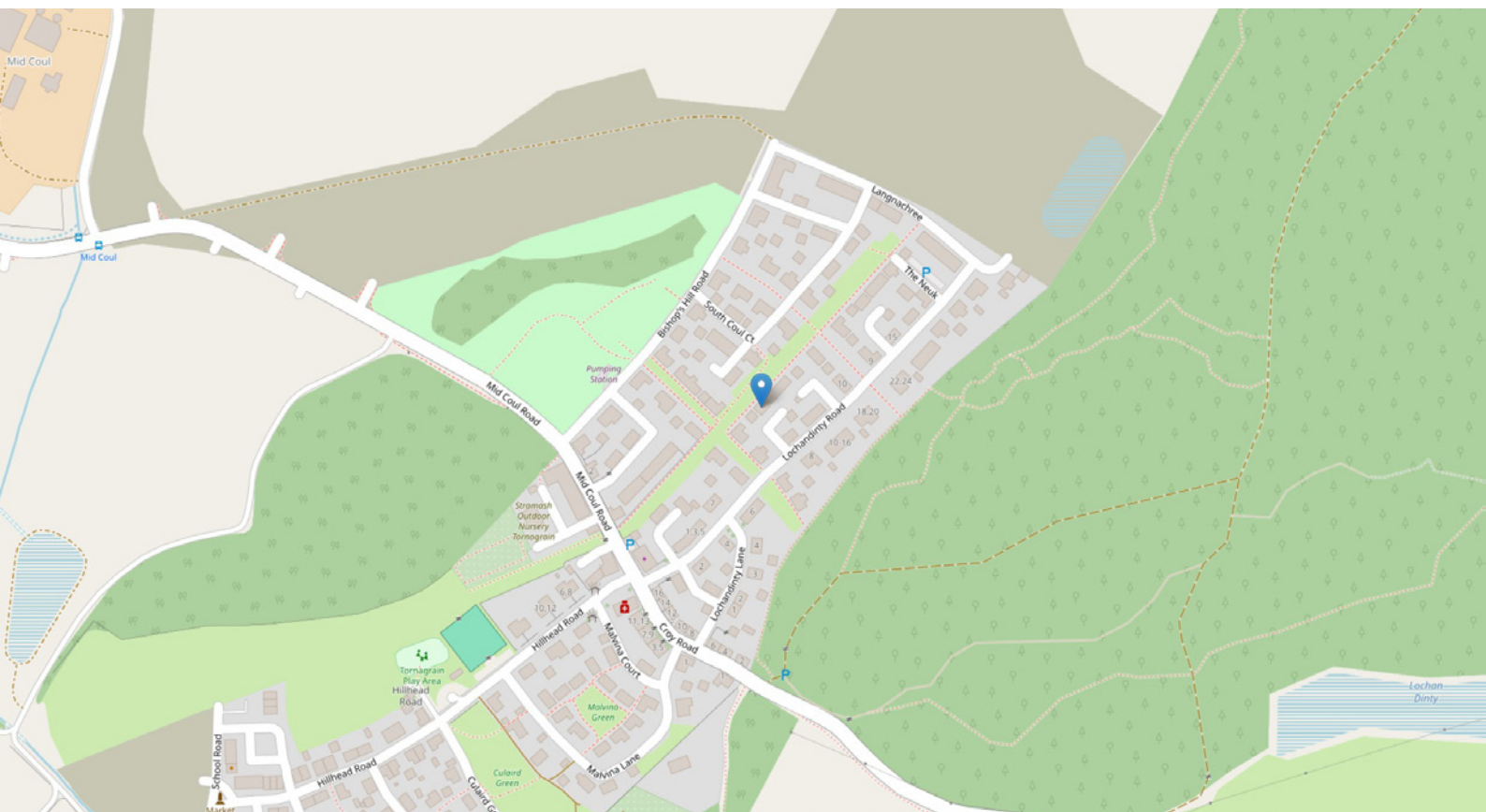


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m² | EPC Rating: B



THE LOCATION

Tornagrain offers the perfect balance of peaceful living and modern convenience. This charming community provides a serene escape, with tree-lined streets and a welcoming atmosphere that truly captures the essence of small-town living. Tornagrain isn't just a place to live—it's a place to belong. With its strong sense of community, residents enjoy the comfort of knowing their neighbours and the ease of local amenities right at their doorstep. The village boasts a well-stocked local shop, a convenient on-site pharmacy, and a delightful coffee shop where you can relax and enjoy a warm drink while soaking in the tranquil surroundings.





Families and active individuals will appreciate the additional amenities available, including including forest walks, allotments, tennis courts, orchard, community garden and children's play park - ideal for outdoor activities and fostering a sense of community among residents of all ages. The location offers outstanding accessibility for those who need to travel. Inverness Airport is just a few minutes' drive away, and uniquely, it's also within walking distance—an incredibly rare convenience for an airport, providing excellent domestic and international connections, making travel both easy and convenient. For those seeking the vibrant energy of the city, Inverness is a mere 15-minute drive away. There are also regular buses from Tornagrain and a train service direct to Inverness city centre from the nearby airport train station. In Inverness, you'll find a range of cultural attractions, a bustling shopping centre, a cinema and an array of dining options to suit all tastes.

Living in Tornagrain allows you to enjoy the best of both worlds—the peace and quiet of a close-knit community combined with easy access to the conveniences of Inverness city and the international connectivity of the nearby airport. Tornagrain offers a unique opportunity to experience the idyllic charm of rural living, with everything you need just moments away.


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