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72 Eilean Donan Road, Inverness, IV2 6FJ

Offers Over £245,000

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Located within the highly sought-after Ness Castle development, this very attractive three-bedroom semi-detached home offers modern, well-planned accommodation in a quiet and family-friendly setting, just a short distance from Inverness city centre. The property is beautifully presented throughout, finished in light, neutral tones that enhance the sense of space and natural light. A welcoming entrance hall leads to a practical ground-floor WC currently configured with integrated laundry facilities, while the generously proportioned sitting room is dual aspect, enjoying a large picture window to the front and a French door opening directly onto the patio and rear garden, creating a bright and sociable main living space. The contemporary fitted kitchen with dining area provides excellent storage and worktop provision, making it ideal for both everyday living and entertaining and is flooded with natural light with windows to the front and side of the home. Upstairs, the principal bedroom benefits from a modern en-suite shower room, complemented by two further well-proportioned bedrooms and a stylish family bathroom. The layout is both practical and flexible, supported by good built-in storage, making the home well suited to first-time buyers, growing families or those seeking a manageable, modern home. Externally, a private driveway provides off-street parking for two vehicles, while the enclosed rear garden offers a safe, low-maintenance space for children, pets or alfresco dining. The Ness Castle area is particularly popular for its access to woodland and riverside walks, local amenities and regular bus services, with the Southern Distributor Road close by for easy commuting. Schooling is well catered for with Ness Castle Primary School and Inverness Royal Academy nearby. Early viewing is highly recommended. EPC B Council Tax D Home Report available online at [massoncairns.com](http://massoncairns.com)

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### Location

Eilean Donan Road lies within a well-established and highly convenient residential area of Inverness, offering an excellent balance of quiet neighbourhood living and easy access to the city's amenities. The location is particularly popular with families and professionals, benefiting from a range of local shops, supermarkets, medical facilities and leisure options close at hand, while Inverness city centre is only a short distance away, providing a wider selection of retail, dining and cultural attractions.

The area is well served by schooling at both primary and secondary level, with reputable options nearby, and enjoys good public transport links alongside straightforward road access to the A9 and A96, making it ideal for commuting within Inverness or further afield. Inverness Railway Station and Airport are also readily accessible, offering connections to the central belt and beyond.

Outdoor and recreational opportunities are a strong feature of the area, with riverside walks, green spaces and scenic routes along the River Ness all close by, as well as easy access to the wider Highlands for walking, cycling and outdoor pursuits. Eilean Donan Road combines everyday convenience with a relaxed residential setting, making it a consistently sought-after location within the Highland capital.

### Transport Links

The location is served by Inverness Airport, offering regular flights to major UK destinations and selected international routes, with Nairn also easily accessible along the A96. Inverness railway station provides direct services to Edinburgh, Glasgow, Aberdeen and London, with scenic routes linking much of the Highlands and frequent services serving nearby Nairn. The A9 runs through Inverness, connecting it to Perth and central Scotland to the south and to Thurso and Wick in the north, while the A82 provides

access west towards Fort William, Loch Ness and Skye. The A96 offers a straightforward route to Nairn, Elgin and onward to Aberdeen, making travel along the northeast corridor simple and efficient. Local bus services operate throughout the city and surrounding areas, and the North Coast 500 route is easily reached, reinforcing Inverness's status as a well-connected hub for both commuting and leisure travel.

### Home Report

To obtain a copy of the home report, please visit our website [massoncairns.com](http://massoncairns.com) where an online copy is available to download.

EPC Rating B

### Entrance Hallway

The property is entered via a covered entrance into a bright and welcoming hallway, finished with modern wood laminate flooring and crisp neutral décor that sets the tone for the accommodation beyond. The hallway provides a practical and well-organised space, with doors leading to the sitting room, kitchen/dining area and WC/laundry, as well as a carpeted staircase rising to the first floor. Built-in storage and thoughtful proportions make this an efficient and functional entrance area, well suited to everyday family life.

### Sitting Room

4.85m x 3.29m (15'10" x 10'9")

The sitting room is a bright and stylish space, finished in contemporary décor with laminate wood flooring and ceiling lighting. Generously proportioned, it enjoys a dual-aspect layout with a large front-facing picture window and a French door which opens directly onto the patio and enclosed garden, allowing excellent natural light throughout the day. There is ample space for a full range of lounge furniture, making this an inviting and comfortable room for both everyday living and entertaining.

### Kitchen & Dining Area

4.71m x 3.04m (15'5" x 9'11")

The kitchen/dining area is a bright and well-proportioned space, finished in a modern, contemporary style and designed for both everyday living and entertaining. The kitchen is fitted with a range of clean-lined wall and base units complemented by generous worktop space and a tiled splashback. Appliances include an integrated oven, hob with an illuminated extractor and there is plumbing for a dishwasher, with space for further freestanding appliances, with the overall layout providing excellent storage throughout.

The dining area sits comfortably alongside the kitchen, with ample room for a family dining table and chairs, positioned beneath pendant lighting and benefitting from natural light via dual aspect windows to the front and side while laminate wood flooring runs throughout.

### WC & Laundry

1.96m x 1.20m (6'5" x 3'11")

A neatly appointed cloakroom WC fitted with a modern white suite and pedestal wash hand basin with a tiled splash back. The space is currently configured as a laundry room featuring a stacked washing machine and tumble drier which make use of the plumbing and drainage located within the space. The room benefits from an extractor fan for effective ventilation and there is ceiling lighting.

### Landing

A switchback staircase leads up to the bright landing which provides access to all three bedrooms and the family bathroom. There is ceiling lighting, carpet flooring and a hatch providing access to the heavily insulated loft. A large cupboard provides plentiful space for storing linens.

### Bedroom Two

2.64m x 3.31m (8'7" x 10'10")

The second bedroom is another light and airy double



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bedroom located to the rear of the home with a large window that floods the space with natural light. There is ceiling lighting and carpet flooring with space for freestanding bedroom furniture.

#### **Principal Bedroom & En-Suite**

2.78m x 3.04m & 1.21m x 2.71m (9'1" x 9'11" & 3'11" x 8'10")  
Located to the rear of the property, the principal bedroom features a double window providing excellent natural light. The room is finished with carpet flooring, ceiling lighting, and includes an integral storage wardrobe with sliding mirrored doors. The adjacent en-suite shower room features a three piece suite comprising of a pedestal wash hand basin with tiled splashback, shaver socket, chrome mixer tap and mirrored cabinet above. There is an sleek WC and fully tiled walk in shower enclosure with electric shower.

#### **Bedroom Three / Home Working**

1.99m x 3.37m (6'6" x 11'0")  
The final bedroom is another well-proportioned space with carpet flooring and ceiling lighting in addition to a picture window to the front, currently arranged as a home working / gaming space. This room offers flexibility for use as a bedroom or study.

#### **Bathroom**

2.01m x 2.97m (6'7" x 9'8")  
A well-appointed family bathroom fitted with a modern white suite, including a pedestal wash hand basin, WC and a bath with half tiled surround and a fully tiled walk in shower enclosure. The room is finished with clean, neutral décor and a window providing natural light and ventilation.

#### **Outside**

The property is approached from the front via a well-presented area of low-maintenance gravel, forming an inviting and attractive frontage. A paved pathway provides access to the main entrance, with open views across the

street in a neatly arranged residential setting enhancing the overall appeal. To the side, the house benefits from a fully enclosed garden, predominantly laid to lawn and bounded by timber fencing, offering a private and secure outdoor space. A paved patio area sits to the side of the property, linking seamlessly with the sitting room. The garden is further served by two useful storage sheds and a gated access path. In addition, the property benefits from a driveway to the side, along with an EV charging point fixed to the house.

#### **Services**

It is understood that there is mains water, drainage and electricity. There is gas central heating.

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £245,000 are invited

#### **Viewings and Offers**

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House  
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Moray

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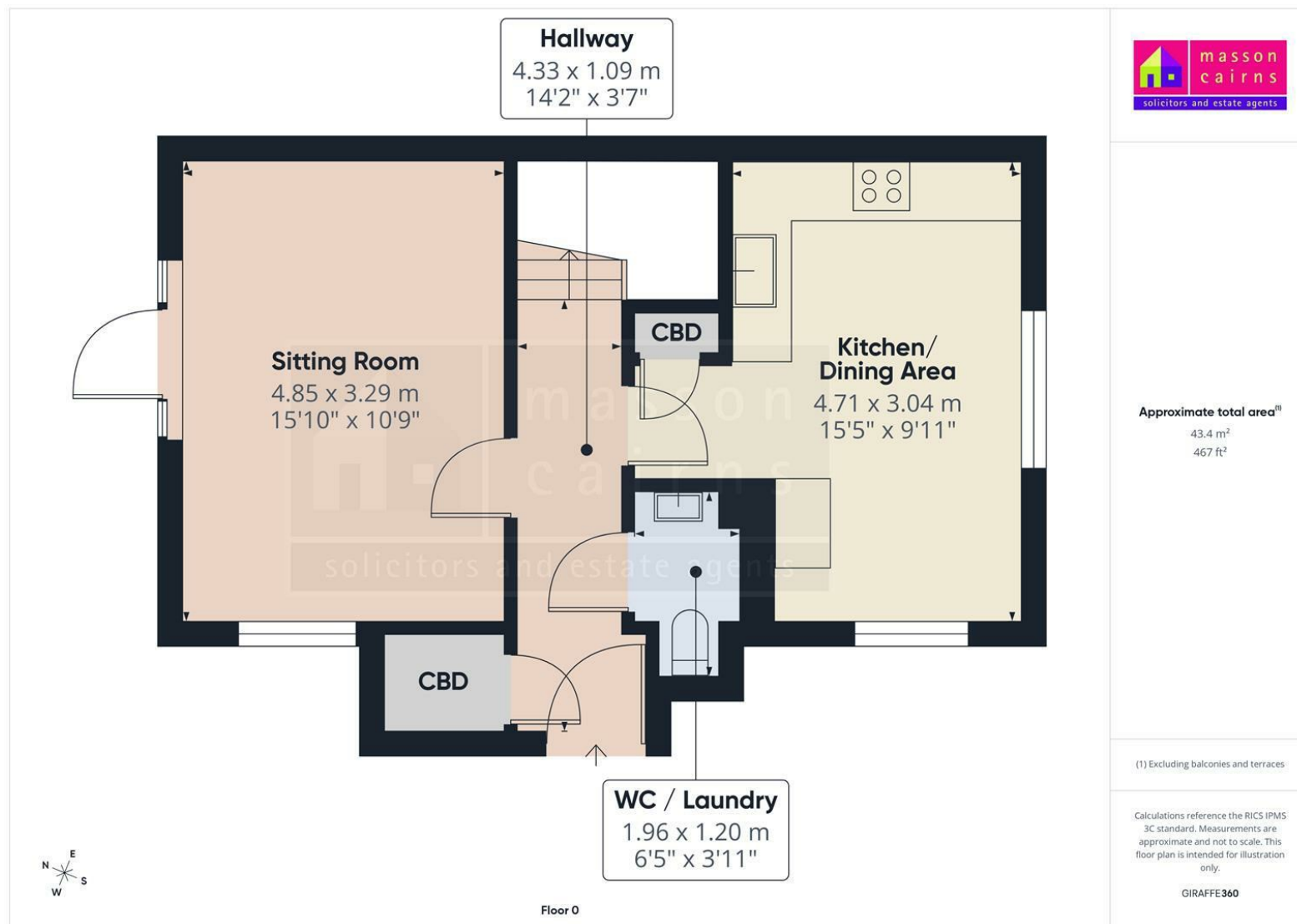












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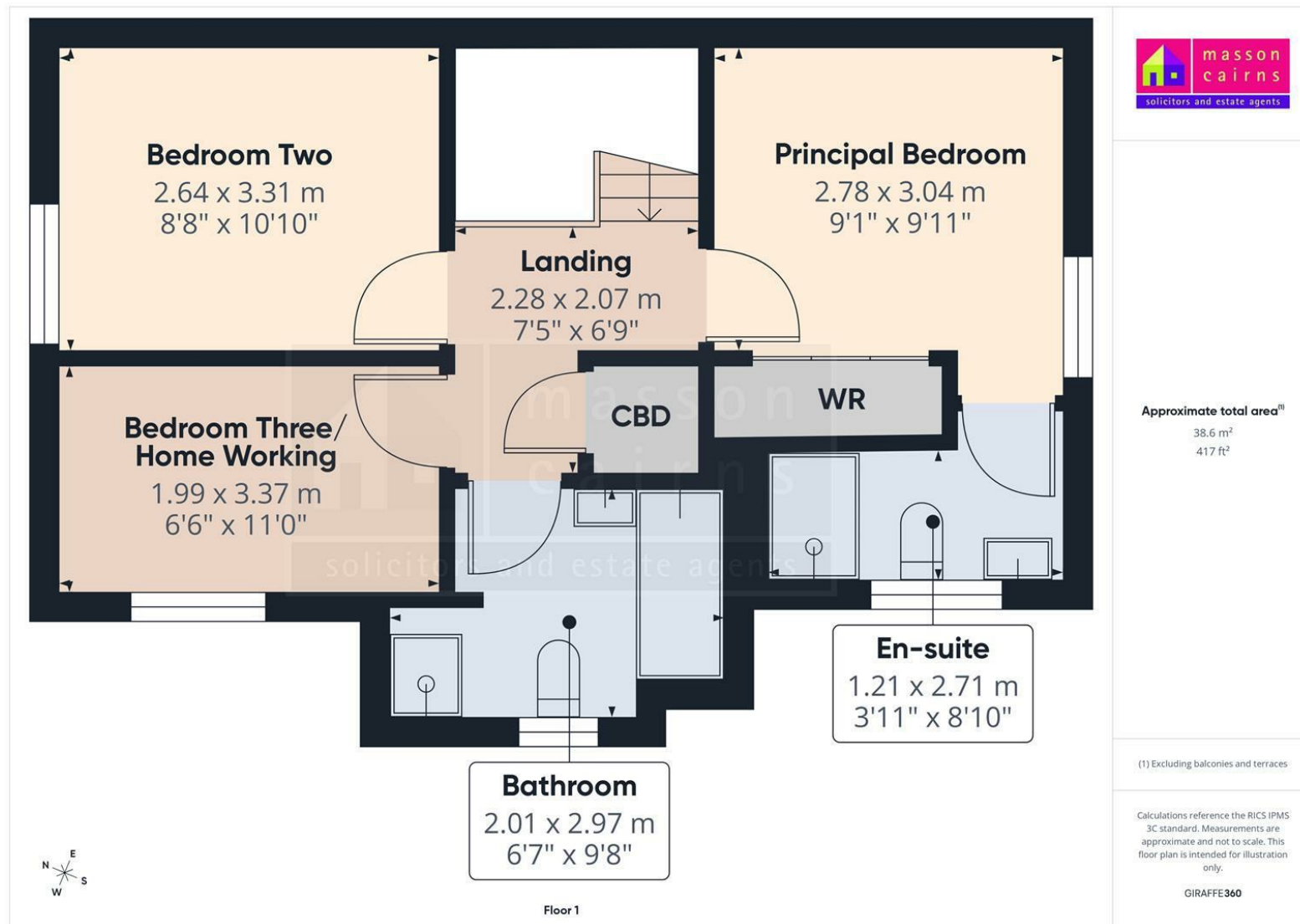
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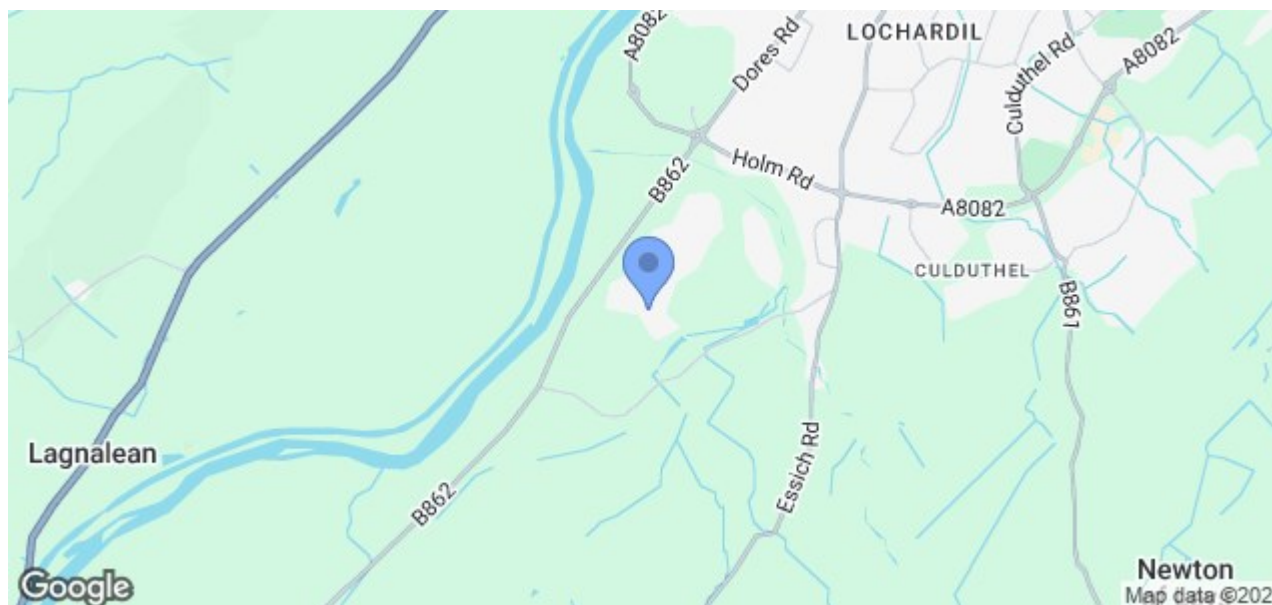
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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