







27 Dellness Park,
Inshes,
Inverness, IV2
5HF

Offers Over
£320,000

tailormade moves

- Fantastic detached villa in prime location
- Sought after Inshes Primary catchment area
- Spacious family accommodation in walk in condition
- Lounge/diner, kitchen, utility,5 bedrooms, shower-room, wc
- Enclosed garden, drive with parking for 3 cars
- EPC band C









Fantastic opportunity to purchase a well-presented detached villa in the popular Inshes area of Inverness. Set on a quiet cul-de-sac close to the primary school and local amenities, this immaculate family home will appeal to many. The open plan lounge/ dining room offers a welcoming focal point, featuring a fireplace with a gas fire and French doors leading from the dining area to the rear garden. The shaker style kitchen provides generous worktop space and includes an integrated induction hob, extractor, electric oven, fridge/freezer, and dishwasher. From the kitchen, a practical utility room includes a washing machine and tumble dryer, along with access to the rear garden and a convenient WC. The garage has been tastefully converted into a 5th bedroom with fitted wardrobes. Upstairs there are 4 bedrooms with the principal benefiting from an ensuite shower room. The family shower room completes the upstairs accommodation. There is good storage throughout including a large upper hall cupboard and entrance vestibule. There is gas central heating and double glazing throughout. To the front of the property there is a lawn area and a driveway for 3 cars. The enclosed rear garden is south west facing and is mostly laid to lawn, featuring a patio area perfectly positioned for al fresco entertaining, along with a useful garden shed.

LOCATION
Inshes is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. There are local amenities at Inshes Retail Park, as well as Inshes District Park. Primary schooling is available at the sought after Inshes Primary School, with secondary pupils attending Millburn Academy. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds, washing machine and tumble dryer. Integrated appliances include the induction hob, electric oven, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer and the garden shed

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

FACTORING FEE: There is a fee of £40 per month for the maintenance of the communal areas within the development.

COUNCIL TAX: Band E

TENURE: Freehold.

FLOOR AREA: 101m2

ENTRY: By mutual agreement.

VIEWING: DON'T DELAY – GET IN TOUCH WITH TAILORMADE MOVES TODAY TO ARRANGE A VIEWING.

Lounge
16'10" x 13'5" (5.15 x 4.11)

Diner
7'7" x 8'9" (2.33 x 2.68)

Kitchen
9'1" x 8'11" (2.79m x 2.74m)

Utility Room
5'1" x 5'1" (1.57 x 1.55)

WC
5'1" x 3'10" (1.57 x 1.19)

Bedroom 1
10'1" x 13'4" (3.09 x 4.08)

Ensuite
4'7" x 6'2" (1.42 x 1.88)

Bedroom 2
8'9" x 11'10" (2.68 x 3.61)

Bedroom 3
9'4" x 6'9" (2.86 x 2.08)

Bedroom 4
7'8" x 10'10" (2.35 x 3.32)

Shower Room
7'4" x 5'4" (2.24 x 1.65)

Bedroom 5 / Garage Conversion
7'4" x 14'5" (2.26 x 4.40)











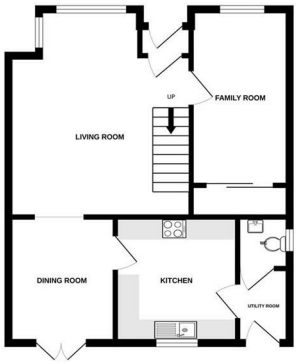


Viewing: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing

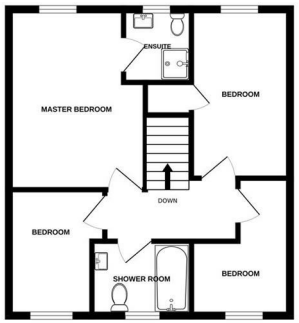
The Greenhouse Beechwood
Business Park
Inverness
Highland
IV2 3BL

E: info@tailormademoves.co.uk
T: 01463 233218

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026