



5 LEANACH GARDENS

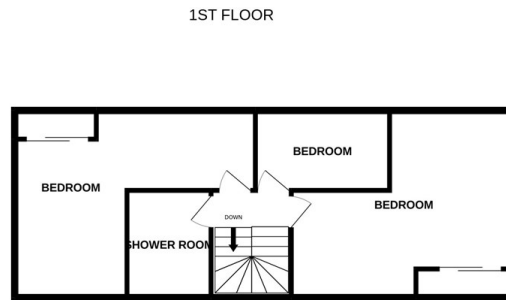
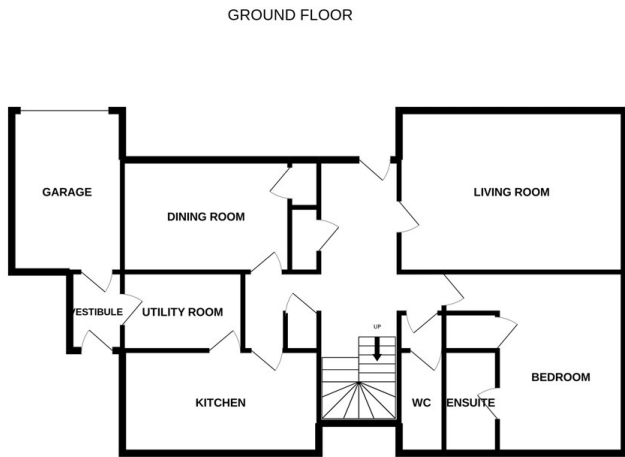
WESTHILL, IV2 5DD

£275,000
FREEHOLD

*****NEW PRICE - £15,000 BELOW HOME REPORT VALUATION!***** Early viewing is recommended for this immaculately presented detached family home, situated in a quiet cul-de-sac in the sought-after Westhill district of Inverness. The property which benefits from generous accommodation throughout and well-maintained gardens, comprises a spacious hallway, good-sized lounge, modern kitchen, dining room, four bedrooms (one with ensuite), shower room and WC. Electric storage heating, double glazing and attached single garage.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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