



Innes & Mackay

18 TRENTHAM COURT, WESTHILL, INVERNESS, IV2 5DF

- IMMACULATE AND WELL-PRESENTED FAMILY HOME
- SITUATED IN A QUIET CUL-DE-SAC IN THE POPULAR WESTHILL AREA OF INVERNESS
- GENEROUS ACCOMMODATION THROUGHOUT
- 3 RECEPTIONS ROOMS
- 5 BEDROOMS
- 1 BATHROOM & 1 SHOWER ROOM
- BEAUTIFULLY MAINTAINED GARDEN

**OFFERS OVER
£375,000**



PROPERTY DESCRIPTION

This rarely available and immaculately presented detached family home is situated in a quiet cul-de-sac in the sought-after Westhill district of Inverness. The property which is decorated in neutral tones throughout, benefits from generous accommodation, well-maintained gardens and integral garage. Early viewing is recommended to appreciate the accommodation on offer with this desirable property.

LOCATION

The property is situated in a quiet cul-de-sac in the residential area of Westhill, approximately 4 miles from the city centre and within easy reach of a children's nursery and Cradlehall primary school. Secondary school children attend Culloden Academy. Local Shops at Westhill include a Scotmid Store, hairdressers, beauty salon and food takeaway. There is a large bakery at Smithton and further shops at Cradlehall. A regular bus service links the area with the city centre.

GARDENS

The garden to the front of the property is laid to lawn and bordered with an array of colorful plants and shrubs. A tarmac driveway to the front of the property, provides ample parking space, together with access to the single garage. Continuing round to the side of the property is stone paving with steps which lead down to the garden shed with further gravelled pathway leading to the timber summer house from which to enjoy the gardens. The enclosed rear garden is laid to lawn and planted with a variety of shrubs and trees, all of which are enclosed with wooden picket fencing. A further paved patio

area by the rear door enables all-day enjoyment of the sun, with a second shed being adjacent to this area.

ENTRANCE VESTIBULE

The vestibule is laid with tiles and provides access to the hallway.

HALLWAY

The welcoming hallway is laid with carpet and open to the staircase which benefits from two large picture windows to the rear, allowing a flood of natural light. Access is provided to the lounge, kitchen, shower room and three bedrooms. There are two storage cupboard.

LOUNGE

5.37m x 4.12m (17'7" x 13'6")

The bright and comfortable lounge is laid with carpet and has a large window to the front elevation. This room is laid with carpet and boasts an electric fireplace with marble surround and oak mantle.

KITCHEN

4.11m x 3.56m (13'5" x 11'8")

The kitchen is fitted with a combination of wall mounted and floor based units with oak worktop, eye level double oven, gas hob, 1½ bowl white ceramic sink with drainer, space for dishwasher and fridge freezer. There is a window to the rear elevation and laminate flooring completes this room.



UTILITY ROOM

3.05m x 2.56m (10'0" x 8'4")

The utility room is fitted with wall mounted units with worktop, stainless steel sink and ample space for appliances. This room is laid with tiles and provides access to the garage and rear garden. There is a window to the rear elevation. A new gas boiler was installed in November 2022.

DINING ROOM

2.93m x 2.64m (9'7" x 8'7")

The dining room is open to the kitchen. This room has a window to the front elevation and benefits from a storage cupboard.

BEDROOM 1

3.60m x 3.56m (11'9" x 11'8")

The master bedroom is laid with laminate and benefits from a double integral wardrobe with mirrored sliding doors. This bright and airy room benefits from a good degree of natural light courtesy of a large window to the front elevation.

BEDROOM 2/SNUG/OFFICE

3.61m x 2.93m (11'10" x 9'7")

This room is currently utilised as a snug. It is laid with laminate and benefits from an integral double wardrobe. There is a window to the side elevation.

BEDROOM 3

3.42m x 3.15m (11'2" x 10'4")

Bedroom three is another well-proportioned double bedroom

laid with laminate. This bedroom benefits from a single integral wardrobe. There is a window to the rear elevation.

SHOWER ROOM

3.23m x 1.85m (10'7" x 6'0")

This room is furnished with a wash hand basin, WC, shower cubicle with mains shower, heated towel rail, illuminated mirror and extractor fan. Tiled flooring completes this room and two windows to the rear.

STAIRCASE TO LANDING

The carpet staircase proceeds to the landing where access is provided to the two bedrooms, family room and bathroom. The spacious hallway provides an ideal space for an office/study and benefits from a storage cupboard. There are two large Velux windows providing a good degree of natural light to this space.

BEDROOM 4

4.56m x 3.58m (14'11" x 11'8")

Bedroom four is another good sized double room laid with laminate. This room benefits from ample storage courtesy of a double integral wardrobe and two storage cupboards accessing the eaves of the property. There is a window to the side elevation.

BEDROOM 5

4.50m x 3.43m widest points (14'9" x 11'3" widest points)

The fifth bedroom is a double room has two Velux windows to the rear elevation and is laid with carpet. This bedroom also



benefits from two double integral wardrobes and a small storage cupboard accessing the eaves.

BATHROOM

2.23m x 1.97m (7'3" x 6'5")

The family bathroom is furnished with a wash hand basin, WC, bath with mains shower, heated towel rail, wall mounted vanity unit and shelved area. This room has a large Velux to the front and tiled flooring completes this room.

FAMILY ROOM

4.75m x 3.61m (15'7" x 11'10")

This comfortable room is laid with wood flooring and provides a relaxing space to enjoy views towards the Moray firth and beyond.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Driveway parking. Attached single garage.

EPC BAND - C

COUNCIL TAX BAND - F

SERVICES

Mains water, drainage, gas, electricity, television and telephone points, satellite dish connected to 2 rooms and burglar alarm.

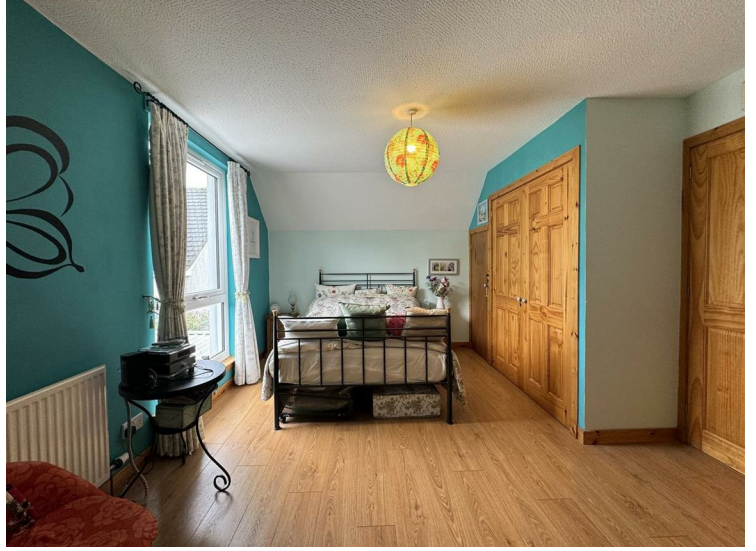
EXTRAS INCLUDED

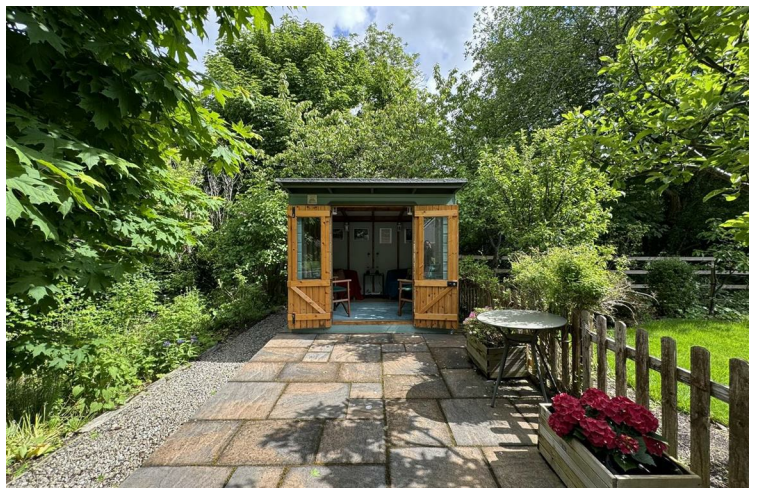
All fitted carpets, floor coverings, window fittings and light fixtures.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property department (01463) 251200.







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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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