



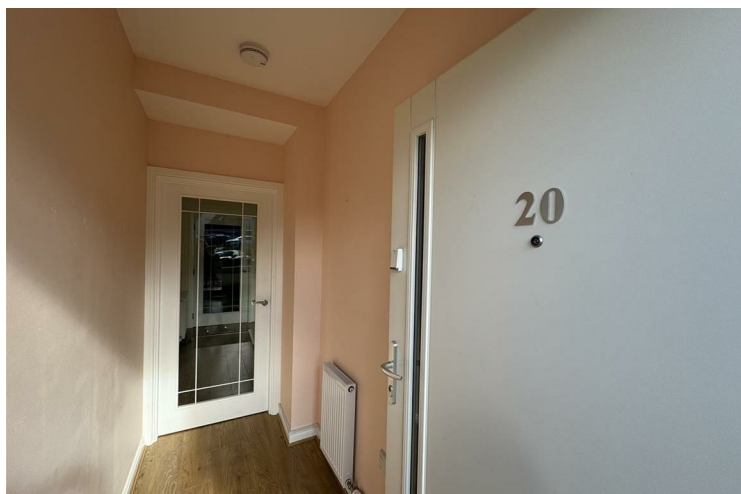
Innes & Mackay

20 WOODSIDE VILLAGE, WESTHILL, INVERNESS, IV2 5FT

- SPACIOUS GROUND FLOOR FLAT
- LOCATED CLOSE TO LOCAL AMENITIES
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- AMPLE STORAGE
- GAS CENTRAL HEATING
- EXTERNAL BIKE SHED

REDUCED PRICE

**OVERS OVER
£160,000**



PROPERTY DESCRIPTION

This generous ground floor flat is located in the popular Westhill area of Inverness. Ideally located close to local amenities, this property comprises lounge, kitchen/diner, two double bedrooms and shower room. The property also benefits from gas central heating, double glazing, ample parking and good storage throughout. Early viewing is recommended.

LOCATION

The flat is situated in the established residential area of Westhill approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities for day to day necessities which are a short walk away and include a convenience store, takeaway, hairdresser and a beauty salon. The Inshes Retail Park, Raigmore Hospital, Beechwood Business Park and the UHI Campus are all within easy reach. There is easy access to the A96 and the A9. Inverness is the main business and commercial centre of the highlands and offers a full range of shopping, entertainment and leisure facilities associated with city living.

ENTRANCE VESTIBULE

The front door opens into the entrance vestibule, which is laid with laminate. Access is provided to the lounge.

LOUNGE

4.31m x 3.51m (14'1" x 11'6")

The bright and comfortable lounge is laid with laminate and has a window to the front elevation. Access is provided to the hall.

INNER HALL

The hall provides access to the kitchen/diner, two bedrooms and shower room. There are two deep cupboards providing ample storage space.

KITCHEN/DINER

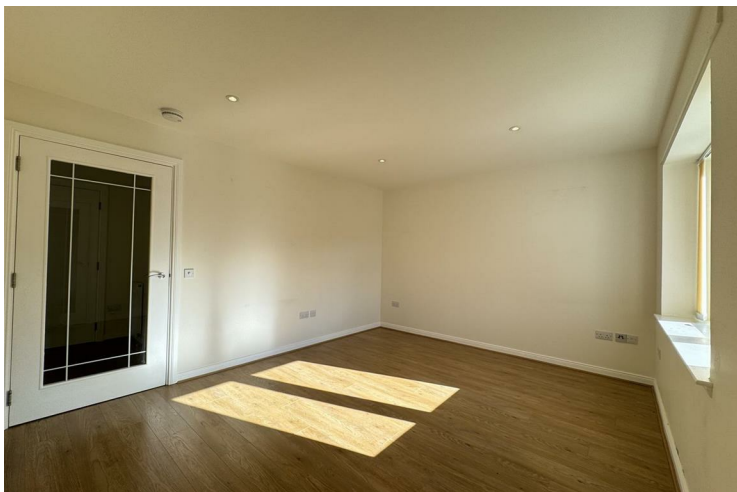
4.93m x 3.21m (16'2" x 10'6")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer and freestanding oven with electric hob. There is space for appliances and ample space for dining furniture. This room is laid with vinyl and has a window to the rear elevation.

BEDROOM 1

4.33m x 2.63m (14'2" x 8'7")

Bedroom one is a good-sized double room laid with carpet. This bedroom benefits from an integral double wardrobe and has a window to the front elevation.



BEDROOM 2

4.13m x 2.74m (13'6" x 8'11")

Located to the rear of the property, bedroom two is another well-proportioned double room. This room is laid with carpet and also benefits from an integral double wardrobe.

SHOWER ROOM

2.74m x 2.46m (8'11" x 8'0")

This room is furnished with a wash hand basin, WC, shower cubicle with mains shower and heated towel rail. There is a window to the rear and vinyl flooring completes this room.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Ample residents and visitor parking.

COUNCIL TAX BAND - C

EPC BAND - B

FACTORING

There is a factoring fee of approximately £25 per month.

SERVICES

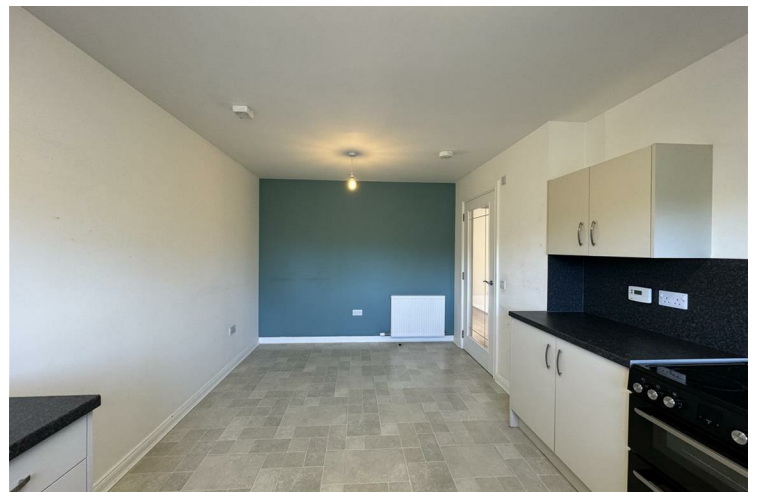
Mains water, drainage, electricity, fibre broadband, telephone and TV points.

EXTRAS INCLUDED

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

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department.





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



Innes & Mackay