



Innes & Mackay

6 WOODGROVE PLACE, INSHES, INVERNESS, IV2 5HR

- DETACHED FAMILY HOME LOCATED IN THE POPULAR INSHES AREA OF INVERNESS
- CONVENIENT FOR INSHES RETAIL PARK, PRIMARY SCHOOL & HOSPITAL
- THREE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS WITH FITTED WARDROBES
- FAMILY BATHROOM & TWO ENSUITES
- DOUBLE INTEGRAL GARAGE

**OFFERS OVER
£410,000**



PROPERTY DESCRIPTION

Viewing is highly recommended for this bright and spacious detached home located in the popular Inshes area of Inverness. The property which boasts well proportioned accommodation throughout, benefits from gas central heating, double glazing and double integral garage. This property represents an ideal opportunity for anyone looking for a well presented family home in a sought after residential development.

LOCATION

The property is conveniently located within easy walking distance of facilities at Inshes Retail Park which include a supermarket, Post Office, garden centre, health club and spa and selection of retail outlets. Education is provided at Inshes Primary School or Millburn Academy both of which are within easy reach. A regular bus service to Inverness City is also routed close by. Inverness, the main business and commercial centre in the Highlands is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

GARDEN

A tarmac driveway to the front of the property provides ample off street parking, together with access to the double garage. A wooden gate to the side of the property provides access to the enclosed rear garden. The garden is laid to lawn with a decking area.

ENTRANCE HALL

A part glazed door opens to the spacious and welcoming hallway where access is given to the lounge, dining room, kitchen/family room, utility and WC. A deep cupboard provides good storage space and the staircase leads to the first floor landing. Carpet completes this space.

LOUNGE

5.54m x 3.80m (18'2" x 12'5")

This is a bright and well proportioned room with a window to the front elevation and French doors to the rear garden. There are a second set of French doors opening into the dining room. A gas fireplace with marble surround and hearth acts as a pleasing focal point to this room which is also floored with carpet.

DINING ROOM

3.50m x 2.78m (11'5" x 9'1")

The dining room is laid with carpet and has a window to the rear elevation. This room can be accessed via the hall, lounge or kitchen.

KITCHEN/FAMILY ROOM

6.19m x 4.00m (20'3" x 13'1")

The kitchen is fitted with a combination of wall mounted and floor based units with quartz worktop and 1 1/2 bowl stainless steel sink with drainer. Integrated appliances include a double oven with gas hob, fridge freezer and dishwasher. The kitchen also boasts a breakfast bar area. The other half of this room is currently utilized as a family area but could also be used for



dining. This room is laid with tiled flooring and there are windows to the side and rear elevation.

UTILITY ROOM

2.17m x 1.72 (7'1" x 5'7")

The utility room has a part glazed door to the side elevation, providing access to the rear garden. This room is laid with tiled flooring and fitted with a combination of wall mounted and floor based units with quartz worktop, stainless steel sink with drainer and has space for a washing machine and tumble dryer.

WC

2.17m x 1.23m (7'1" x 4'0")

This room is laid with carpet and furnished with a wash hand basin and WC. There is a window to the side elevation.

STAIRCASE TO LANDING

The carpeted staircase proceeds to the landing which provides access to the four bedrooms, bathroom, storage cupboard and there is a ceiling hatch to the loft space. There is a window to the side elevation.

BEDROOM 1

6.54m x 4.30m widest points (21'5" x 14'1" widest points)

This substantial bright and spacious bedroom benefits from a double wardrobe, built in storage and Juliette balcony to the front elevation. This bedroom is laid with carpet and also has windows to the side elevation.

ENSUITE

2.40m x 1.32m (7'10" x 4'3")

The ensuite is furnished with a wash hand basin, WC, shower cubicle with mains shower and wall mounted vanity unit.

BEDROOM 2

3.61m x 3.51m widest points (11'10" x 11'6" widest points)

Bedroom two is a double room which benefits from a double integral wardrobe. Windows to the rear elevations elevations allow for an ample degree of natural light. This room also provides access to the en-suite shower room.

ENSUITE

1.89m x 1.68m (6'2" x 5'6")

The ensuite is furnished with a wash hand basin, WC, shower cubicle with mains shower and wall mounted vanity unit. There is a window to the rear elevation and tiled flooring completes this room.

BEDROOM 3

4.42m x 3.52m widest points (14'6" x 11'6" widest points)

Currently used as an office, bedroom three is another well-portioned double room located to the rear of the property. This bedroom is laid with carpet and benefits from a double integral wardrobe.



BEDROOM 4

3.39m x 2.63 widest points (11'1" x 8'7" widest points)

This double bedroom is laid with carpet and has a window to the front elevation.

FAMILY BATHROOM

2.85m x 1.90 (9'4" x 6'2")

The family bathroom is laid with tiled flooring and furnished with a wash hand basin, WC, bidet, bath with mains shower and wall mounted vanity unit. There are windows to the side elevation.

GLAZING

Double glazing

HEATING

Gas central heating

PARKING

Ample driveway parking

GARAGE

Double integral garage

COUNCIL TAX BAND - F

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

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

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 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

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