



Innes & Mackay

**3 BISHOPS VIEW, WESTER CRAIGS,  
INVERNESS, IV3 8LJ**

- FOUR BEDROOM DETACHED VILLA
- IDEAL FAMILY HOME
- MASTER ENSUITE
- JACK & JILL ENSUITE SHOWER
- OFF ROAD PARKING AND SINGLE GARAGE
- LOVELY WOODLAND WALKS

**Offers Over**

**£330,000**

**£330,000**





## DESCRIPTION

Located in the popular and sought after Westercraigs area of the city, viewing is recommended for this spacious detached four bedroom villa with garden room to the rear, all providing good accommodation throughout. The property built approximately fifteen years ago benefits from the master bedroom having an ensuite off, with a Jack n Jill ensuite shower room between bedrooms three and four, ideal for the growing family. There is parking to the front for two cars, single attached garage and low maintenance gardens to both the front and rear. Gas central heating and fully double glazed.

## LOCATION

Bishops View is situated on the West side of Inverness, nestled in a quiet residential area of Wester Craigs. The area benefits from the recently completed West Link Road, enhancing connectivity to the rest of the city. Residents can enjoy beautiful forest walks and have easy access to local schools and amenities available at Charleston and Telford Retail Park. Located approximately 3 miles from Inverness city centre, Bishops View is served by a regular bus route. Nearby schools include Kinmylies Primary and Charleston Academy.

## GARDENS

The gardens to the front are laid to grass for ease of maintenance, with a lock blocked driveway providing off road parking and access to the attached garage. A gate to the side leads through to the rear garden which is again laid to grass and enclosed with high fencing giving a good degree of privacy. There is a paved patio area from which to enjoy the gardens which have raised beds housing a selection of plants and shrubs together with a thoughtfully designed area incorporating a slate path and pleasing features.

## HALLWAY

Part glazed door opens into the bright and airy hallway which

provides access to the lounge, kitchen, downstairs WC and via stairs to the first floor landing.

## LOUNGE

5.83m x 3.51m (19'1" x 11'6")

The lounge is a lovely bright room located to the front elevation and has a part glazed door leading through to the dining room. Please note that the wall mounted corner unit will be removed prior to the sale. Carpet completes this room.

## DINING ROOM

3.08m x 2.93m (10'1" x 9'7")

The dining room located to the rear elevation is laid with carpet and has a door leading through to the kitchen.

## KITCHEN/DINING

5.20m x 3.08m (17'0" x 10'1")

The "Howdens" kitchen is fitted with a range of modern floor based units and wall mounted cupboards all providing good storage and working areas. Integrally fitted is the fridge freezer, dishwasher, washing machine, double oven/microwave, induction hob with stainless steel extractor hood above. Located below the window to the rear is the stainless steel sink with drainer to the side and a pleasing finish to the kitchen is the attractive tiling between the units. With space for a small dining table, access is gained through to the garden room. Laminate tiled flooring complete the kitchen giving a pleasing finish.

## GARDEN ROOM

3.91m x 3.52m (12'9" x 11'6")

This is a lovely additional room which benefits from triple aspect windows allowing a flood of natural light. Laid with carpet, the garden room has French doors opening out to the patio area.



#### **DOWNSTAIRS WC**

1.86m x 0.80m (6'1" x 2'7")

This room is furnished with a dual flush WC and corner wash hand basin with tiling above. Extractor fan and carpet complete the WC.

#### **FIRST FLOOR LANDING**

Carpeted stairs lead up to the first floor landing where one can access the four bedrooms and family bathroom. Two single cupboards provide storage one of which houses the hot water tank. A hatch opens into the unfloored loft space.

#### **BEDROOM 1**

3.82m x 3.53m (12'6" x 11'6" )

The master bedroom located to the front elevation is a bright and airy room and benefits from two sets of built in wardrobes located behind bi-fold doors. Laid with carpet, this room also has an en-suite shower room located off.

#### **EN-SUITE SHOWER ROOM**

2.84m x 1.72m (9'3" x 5'7")

The en-suite shower room is furnished with a recessed shower cubicle housing a mains shower and is finished with attractive wet wall. There is a vanity unit which has a wash hand basin inset and dual flush WC. Patterned window to the side, vinyl flooring and extractor fan complete the en-suite.

#### **BEDROOM 2**

3.17m x 2.66m (10'4" x 8'8")

The second bedroom is a double room located to the rear and laid with carpet. Fitted shelving provides fantastic storage and will be included in the sale.

#### **BATHROOM**

2.50m x 2.07m (8'2" x 6'9")

The family bathroom is furnished with a three piece suite comprising a dual flush WC, vanity unit with wash hand basin inset and a separate bath with a hand held shower head attachment. Patterned window to the rear, carpet and extractor fan completes this room.

#### **BEDROOM 3**

3.65m x 2.68m (11'11" x 8'9" )

Bedroom three is a double room located to the rear elevation and has a door leading through to the en-suite shower room. This room which is laid to carpet, benefits from built in wardrobes located behind sliding mirrored doors.

#### **JACK & JILL ENSUITE**

2.93m x 1.23 (9'7" x 4'0")

The en-suite is fitted with a vanity unit which has storage under and wash hand basin inset with dual flush WC to the side. There is a large tiled shower cubicle housing a mains shower. Patterned window to the side, vinyl flooring and extractor fan complete this room.

#### **BEDROOM 4**

3.48m x 3.15m (11'5" x 10'4")

Bedroom four located to the front elevation is a double room with built in wardrobes located behind sliding mirrored doors. Carpet.

#### **HEATING**

Gas central heating.

#### **GLAZING**

Fully double glazed.

#### **PARKING/GARAGE**

Single attached garage with power and light. Parking for two cars.





#### **COUNCIL TAX BAND**

Band F

#### **EPC BAND**

Band C80

#### **EXTRAS INCLUDED**

All fitted carpets, blinds, integrated fridge freezer, dishwasher, washing machine, double oven/microwave, Induction hob and cooker hood. Shelved storage unit in bedroom two. Garden shed.

#### **SERVICES**

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

#### **VIEWING ARRANGEMENTS**

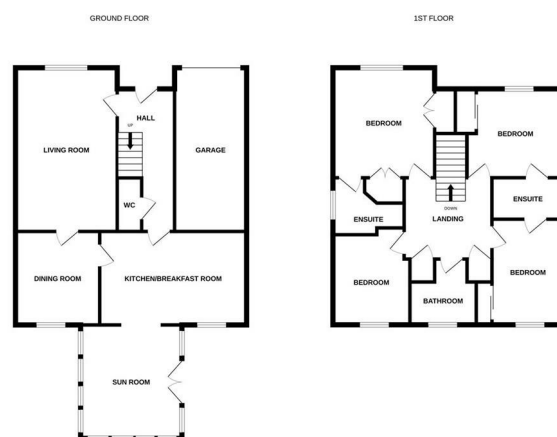
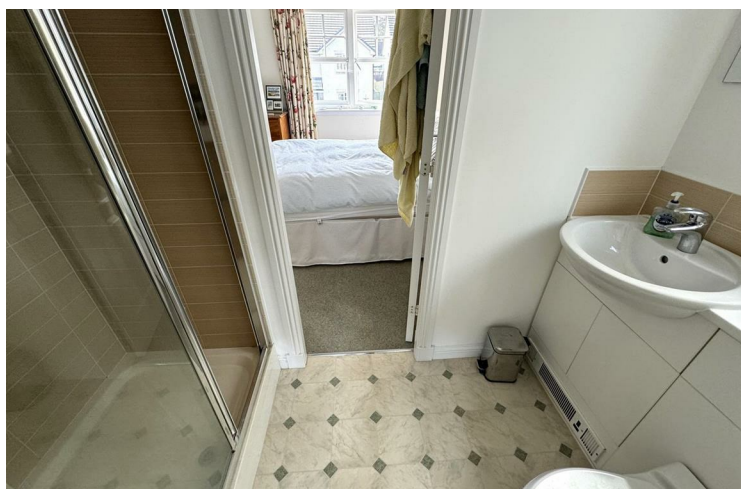
Viewing is through Innes and Mackay Property department (01463) 251200.











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 purpose other than for guidance only. They are not intended to be used for any other purpose and are not to be used for any other purpose.

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Kintail House  
 Beechwood Business Park  
 Inverness  
 IV2 3BW

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



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