

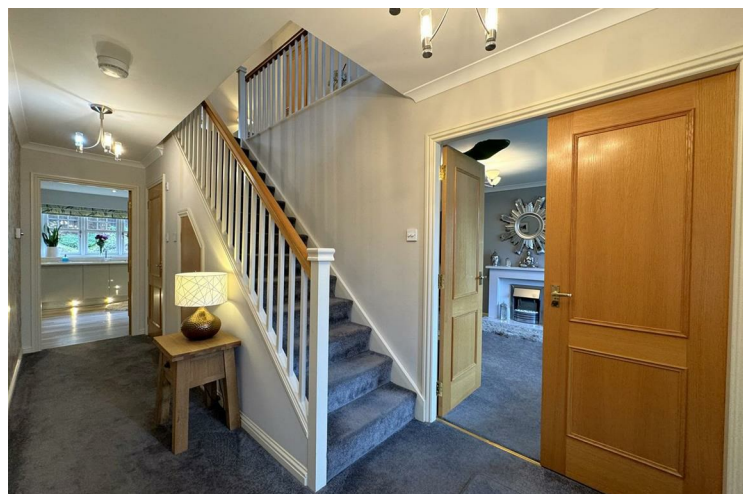


Innes & Mackay

2 ADMIRALS VIEW, WESTHILL, INVERNESS, IV2 5GW

- BEAUTIFULLY PRESENTED FAMILY HOME
- LOCATED IN THE POPULAR WESTHILL DISTRICT OF INVERNESS
- MODERN DECOR THROUGHOUT
- STYLISH KITCHEN/DINER
- FOUR DOUBLE BEDROOMS - 1 WITH ENSUITE SHOWER
- FAMILY BATHROOM AND WC
- ESTABLISHED PRIVATE GARDEN

**OFFERS OVER
£345,000**



PROPERTY DESCRIPTION

This beautifully presented family home is located in the popular Westhill area of Inverness. Enjoying open views across the Moray Firth, this four bedroom detached villa boasts modern decor throughout and benefits from a large private garden to the rear. Early viewing is recommended in order to appreciate the immaculate condition of 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 front is laid to lawn and bordered with shrubs. A lock-block driveway provides ample parking together with access to the integral garage. The enclosed south facing rear garden has been well maintained. Enjoying established plants and shrubs with an area laid to lawn. A small decking area with retractable covering provides a sheltered area to sit and enjoy the sun.

HALLWAY

The welcoming hallway is laid with carpet and open to the staircase. An under stair cupboard provides ample storage and access is provided to the lounge, kitchen/dining room and WC.

LOUNGE

5.43m x 3.87m (17'9" x 12'8")

The bright and comfortable lounge is laid with carpet and enjoys an open view to the front across to the Moray Firth. A pleasing focal point of this room is the electric fireplace with marble surround. Double doors open to the kitchen/dining room.

KITCHEN/DINING ROOM

6.94m x 3.59m (22'9" x 11'9")

The modern kitchen is fitted with a combination of wall mounted and floor based units with granite worktop with sunken sink, gas hob and extractor hood. Integrated appliances include fridge freezer, double oven and dishwasher. There is a small breakfast bar for more informal dining and the main dining area has ample space for furniture. French doors open to the a small decking area.

UTILITY ROOM

2.57m x 1.91m (8'5" x 6'3")

The utility room is fitted with wall mounted and floor based



units with worktop, stainless steel sink and integrated washing machine. Access is provided to the integral garage and rear garden.

WC

This room is furnished with a wash hand basin and WC.

STAIRCASE TO LANDING

The carpeted staircase proceeds to the gallery landing. Access is provided to the four bedrooms, bathroom and storage cupboard. There is a ceiling hatch with ramsay ladder providing access to the loft space.

MASTER BEDROOM

3.88m x 2.88m (12'8" x 9'5")

Located to the rear, the master bedroom is a good sized double room benefiting from two double integral wardrobes. This bedroom also benefits from an ensuite shower room.

ENSUITE

2.68m x 1.28m (8'9" x 4'2")

The stylish ensuite is furnished with a wash hand basin with fitted storage, WC, walk-in enclosure with mains shower, heated towel rail. There is a window to the side elevation and tiled flooring completes this room.

BEDROOM 2

3.89m x 2.90m (12'9" x 9'6")

This double bedroom is laid with carpet and benefits from

an integral double wardrobe. There is a window to the rear elevation.

BEDROOM 3

4.03m x 2.90m (13'2" x 9'6")

The third bedroom is another good sized double room laid with carpet. This room also benefits from a double integral wardrobe and enjoys views to the front elevation towards the Moray Firth.

BEDROOM 4

3.65m x 2.87m (11'11" x 9'4")

Bedroom four is another double room located to the front elevation. Carpet completes this room.

BATHROOM

2.49m x 2.14m (8'2" x 7'0")

The bathroom is furnished with a wash hand basin, WC, bath with mains shower, wall-mounted storage unit and extractor fan. This room is laid with tiled flooring and has a window to the rear elevation.

HEATING

Gas central heating - hive controller.

GLAZING

Double glazing



GARAGE/PARKING

Ample driveway parking. Integral single garage with electric door.

COUNCIL TAX BAND - F

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

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

VIEWING ARRANGEMENTS

Viewing 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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