



Innes & Mackay

**20 Westfield Drive, Westhill,
Inverness, IV2 5TR**

- IMMACULATE SEMI-DETACHED VILLA
- LOCATED IN THE POPULAR WESTHILL DISTRICT OF INVERNESS
- MODERN DECOR THROUGHOUT
- THREE BEDROOMS
- WELL-MANICURED REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS/GROWING FAMILY

**OFFERS OVER
£235,000**



PROPERTY DESCRIPTION

Viewing comes highly recommended for this well-presented, semi-detached villa located in the popular Westhill area of Inverness. Enjoying well-proportioned accommodation throughout, this property boasts three bedrooms, spacious lounge, modern kitchen with space for dining, bathroom and WC, along with well-manicured gardens to the rear. The property, which would be ideal for a first time buyer or the growing family, benefits from gas central heating, is fully double glazed and off-street driveway parking.

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 Smithton 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. The Inshes Retail Park, Raigmore Hospital, Beechwood Business Park and the UHI Campus are all within easy reach and a regular bus service links the area with the city.

GARDENS

The garden to front is laid to lawn, with paved pathway leading to the front door. Driveway runs alongside the property and wooden gate provides access to the rear garden. The enclosed rear garden has been well

maintained. Enjoying established plants and shrubs with an area laid to lawn, an attractive feature is the built in seating area beside a pergola providing a pleasant space to enjoy the sun. A large patio space allows for garden furniture, ideal for outdoor entertaining. There is a raised bed and wooden shed to the side.

ENTRANCE HALLWAY

Front door opens into the hallway, which is laid with laminate flooring, where access is provided to the lounge, WC and carpeted stairs lead to the first floor landing.

LOUNGE

4.27 x 4.07 (14'0" x 13'4")

The bright and comfortable lounge is laid with laminate flooring and benefits from a large window to the front elevation, allowing a good degree of natural light. There is an understair cupboard providing good storage and double doors open to the kitchen/dining room. Laminate flooring completes this room.

KITCHEN/DINING

5.23 x 3.03 (17'1" x 9'11")

The modern kitchen is fitted with a combination of wall mounted and floor based units with worktop, gas hob, extractor hood, and 1 ½ bowl stainless steel sink with drainer located below the window to the rear elevation. Integrated appliances include fridge freezer, oven and dishwasher. The boiler is located within a cupboard in the kitchen and there is space for a washing machine.



There is ample space for dining furniture and French doors open to the rear garden.

WC

1.56 x 1.16 (5'1" x 3'9")

This room is furnished with a WC and wash hand basin. Attractive tiled flooring completes this room.

STAIRCASE TO LANDING

The carpeted stairs lead to the first floor landing, where access is provided to the three bedrooms, bathroom and storage cupboard with shelving. Access is also provided to the partially floored loft space via a ceiling hatch.

BEDROOM 1

4.08 x 2.55 (widest point) (13'4" x 8'4" (widest point))

Bedroom one is a good-sized double room, located to the front elevation. Carpet completes this room.

BEDROOM 2

3.21 x 3.06 (10'6" x 10'0")

The second bedroom is also a double room, with window to the rear. This room benefits from integral wardrobes providing good storage. Carpet.

BATHROOM

1.98 x 1.98 (6'5" x 6'5")

The bathroom is furnished with a WC and wash hand basin set in a fitted vanity unit, bath with mains shower over and screen to the side and recessed shelf providing storage. Chrome ladder-style heated towel rail, tiled flooring, and window to the rear elevation complete this room.



BEDROOM 3

2.66 x 2.50 (8'8" x 8'2")

Bedroom three is located to the front, benefits from a storage cupboard and laid with carpet.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

Off-street driveway parking.

COUNCIL TAX BAND - D

EPC - C

SERVICES

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

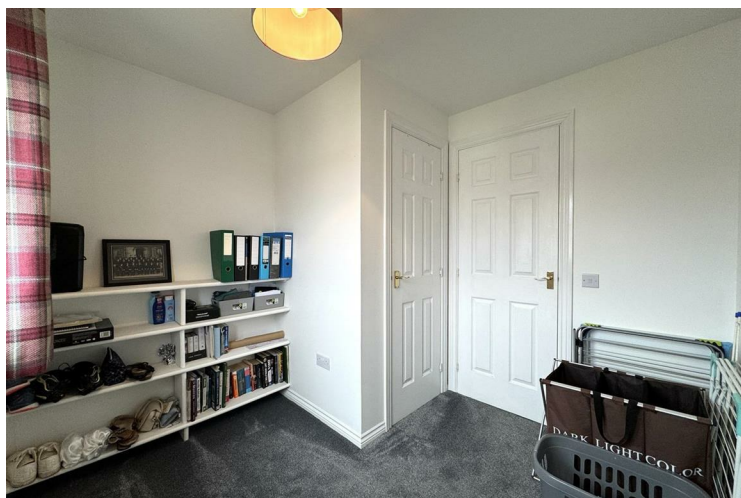
EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, integrated appliances, washing machine and freestanding wardrobe. Garden shed.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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