

6 West Heather Road

Culduthel, Inverness, IV2 4WS

Offers Over £400,000





Overview

- Immaculate 4/5 bed family home in a rarely available area
- Quiet cul de sac position, backing onto grassland
- Flexible family accommodation downstairs
- Lounge, kitchen, dining room, family room, WC, ensuite, bathroom, utility
- Enclosed sunny gardens, garage and mono block drive
- EPC Band C



Description

This impressive 4/5 bedroom villa is in walk-in condition and provides fantastic flexible family accommodation throughout. Built by Fraser McIntosh, this individually designed property offers well appointed accommodation, coupled with quality finishes. Positioned at the end of a quiet cul de sac with no through traffic, the house has a lovely outlook which backs onto open recreational grass and wetlands. The well appointed lounge has a feature fireplace, bay window and French doors leading into the formal dining room. This spacious room can comfortably accommodate a large dining table and 8 chairs or more, and has new patio doors leading to the garden. The fitted kitchen has granite work tops and a fitted dining table/breakfast bar. There is an integrated gas hob, double oven, extractor and fridge with space for a separate American fridge/freezer. Adjacent is the useful utility room with access to the back garden. Completing the ground floor is a family room which could be used as a double bedroom and a WC. Upstairs has 4 double bedrooms and the family bathroom with bath and separate shower. There are fitted wardrobes in all the bedrooms and the principal bedroom benefits from an additional walk in wardrobe and modern ensuite shower room. A large hall cupboard and partially floored loft provide plenty of additional storage. There is double glazing throughout and gas central heating. The enclosed, sunny rear garden is mostly laid to lawn and has both a decking and patio area, ideal for al fresco dining. The garden to the front is open and the mono block drive which provides adequate parking for 3 vehicles leads to the large detached garage with both power and lights. This property would make the perfect family home in the sought after Culduthel area of Inverness.



Room Dimensions

Lounge	(15' 3" x 14' 4") or (4.64m x 4.38m)
Dining Room	(13' 4" x 12' 10") or (4.06m x 3.92m)
Kitchen	(36' 3" x 10' 9") or (11.04m x 3.28m)
Family Room	(14' 5" x 11' 9") or (4.39m x 3.59m)
Utility Room	(9' 1" x 5' 3") or (2.78m x 1.59m)
Wc	(6' 3" x 5' 11") or (1.91m x 1.80m)
Principal Bedroom	(15' 3" x 14' 4") or (4.64m x 4.38m)
Principal Bedroom En Suite	(10' 10" x 6' 8") or (3.29m x 2.04m)
Bedroom 2	(14' 5" x 11' 10") or (4.39m x 3.61m)
Bedroom 3	(10' 4" x 10' 10") or (3.15m x 3.31m)
Bedroom 4	(11' 10" x 10' 10") or (3.61m x 3.30m)
Bathroom	(10' 11" x 7' 5") or (3.34m x 2.27m)





Services

Mains gas, electricity, water and drainage.
Telephone, broadband and satellite.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Window blinds and curtain poles. Integrated appliances including gas hob, double oven, extractor and fridge.

Council Tax

Band G

Tenure

Freehold

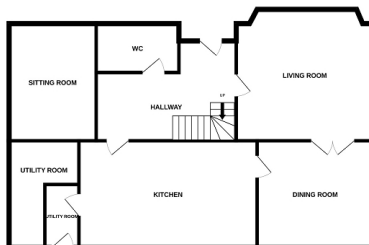
Entry

By mutual agreement.

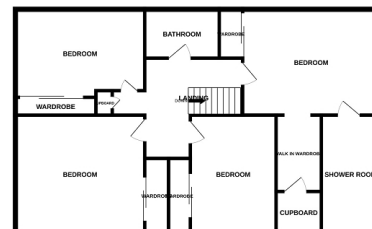
Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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