

# Bruaich House, Ardtower Road

Westhill, Inverness, IV2 5AZ



Offers Over £875,000





## Overview

- Luxurious 6 bedroom villa in exclusive development
- Contemporary design, quality finishes throughout
- Beautifully presented with many bespoke features
- Stunning views across the Moray Firth to Black Isle
- Double garage, gym and driveway for 5 vehicles
- EPC Band C



## Description

Luxury villa situated in the rarely available and desirable Ardtower Road area of Westhill. This imposing architect designed build combines flexible formal and informal living accommodation, making it the perfect home for family living and entertaining. The interior has been decorated in a contemporary style and presented to a high standard throughout. The impressive entrance hall opens into a formal dining hall, with an elegant curved staircase leading to the galleried landing above, which allows natural light to fill the room. The generous formal lounge has windows on triple aspects and is an excellent room for entertaining. The heart of the house is the striking open plan kitchen/breakfast/family room, with plenty of natural light from the dual aspect windows. French doors open to the rear decking and there is ample space for both seating and dining. The fitted kitchen offers stone and solid wood work tops, an island and integrated appliances including an induction hob, extractor, double oven, warming drawers, coffee machine, microwave, fridge/freezer and dishwasher. A useful cloakroom, utility and shower room complete the accommodation on the ground floor. There are 6 generously appointed bedrooms on the first floor which all benefit from fitted wardrobes and ensembles. The substantial master suite offers a walk-in dressing room and large luxurious ensuite with freestanding bath and separate shower. The guest bedroom is accessed from the rear vestibule and has French doors opening onto a glass balcony with treetop views across the Moray Firth to the Black Isle. There is double glazing and gas central heating, as well as a CCTV system and alarm for added security. The garden is fully enclosed and mainly laid to lawn. There is a large decked area with pergola, hot tub and sauna. The gym has floor to ceiling windows, electrics and TV. The lockblock driveway has space for 5 vehicles and leads to the double garage with electric door. This impressive property will appeal to the discerning buyer, looking for a unique home in a rarely available location.



**Entrance/Dining Hall** (45' 3" x 14' 11") or (13.80m x 4.55m)

**Lounge** (31' 0" x 19' 3") or (9.44m x 5.87m)

**Kitchen / Diner / Family** (41' 4" x 13' 10") or (12.59m x 4.21m)

**Utility Room** (10' 10" x 10' 0") or (3.30m x 3.04m)

**Cloakroom** (12' 5" x 5' 8") or (3.78m x 1.73m)

**Shower Room (downstairs)** (10' 1" x 6' 2") or (3.07m x 1.87m)

**Principal Bedroom** (23' 6" x 19' 7") or (7.16m x 5.96m)

**Principal Bedroom En Suite** (13' 5" x 11' 7") or (4.10m x 3.53m)

**Dressing Room** (6' 1" x 5' 8") or (1.85m x 1.73m)

**Bedroom 2** (17' 2" x 14' 4") or (5.23m x 4.38m)

**Bedroom 2 En Suite** (5' 9" x 5' 7") or (1.75m x 1.70m)

**Bedroom 3** (14' 0" x 11' 9") or (4.27m x 3.58m)

**Bedroom 3 En Suite** (7' 4" x 6' 3") or (2.24m x 1.90m)

**Bedroom 4** (12' 10" x 12' 8") or (3.90m x 3.85m)

**Bedroom 4 En Suite** (8' 4" x 8' 3") or (2.54m x 2.52m)

**Bedroom 5** (11' 4" x 11' 1") or (3.45m x 3.39m)

**Bedroom 5 En suite** (6' 2" x 5' 2") or (1.88m x 1.58m)

**Bedroom 6** (19' 2" x 14' 2") or (5.85m x 4.31m)

**Gym** (21' 4" x 11' 2") or (6.50m x 3.40m)





#### Services

Mains gas, electricity, water and drainage. Satellite, telephone and broadband.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated appliances including induction hob, extractor, double oven, warming drawers, coffee machine, microwave, fridge/freezer and dishwasher. Drinks cooler, washing machine and tumble dryer. Further items may be available by separate negotiation.

#### 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.



**Tel: 01463 233218**

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