

1 Burn Brae Crescent

Westhill, Inverness, IV2 5TN

Offers Over £300,000





Overview

- Immaculate 3 bedroom bungalow in sought after area
- Stunning Panoramic views across the Moray Firth
- Lounge, kitchen/dining room, utility, 3 bedrooms, ensuite, bathroom
- Ideal for both families and those looking to downsize
- Enclosed south facing rear garden, garage and drive for 2 vehicles
- EPC Band C



Description

Immaculately presented detached bungalow in the sought after Burn Brae area of Inverness. Situated on a good sized plot with beautiful views across the Moray Firth, this spacious family home is in walk in condition and will appeal to many. The generous lounge is bright with a boxed bay window and is open plan to the dining room and kitchen. The spacious kitchen has ample units and work surface space and benefits from an integrated induction hob, two ovens, extractor and dishwasher. There is space for a fridge/freezer, washing machine and tumble dryer which are all included in the sale. The dining area comfortably accommodates a dining table and 6 chairs and has patio doors which opens into the rear garden. There are 3 double bedrooms, with the principle benefiting from an ensuite shower room. Completing the accommodation is the family bathroom with shower over the bath. There is excellent storage throughout, in addition to fitted wardrobes in all the bedrooms, there are two hall cupboards, and a partially floored loft with Ramsay ladder and light. The property benefits from gas central heating and double glazing throughout. Well established gardens are to the front and rear of the property. The fully enclosed rear garden is south facing, mostly laid to lawn, with patio and raised decking areas ideally placed to enjoy the sun. The drive has space for 2 vehicles and leads to the garage, which has power and lights. This immaculate property will appeal to both families and those looking for an easily maintained retirement property.



Room Dimensions

Lounge	(15' 1" x 13' 5") or (4.59m x 4.09m)
Dining Area	(9' 10" x 11' 1") or (3.0m x 3.38m)
Kitchen	(16' 9" x 11' 1") or (5.11m x 3.38m)
Principal Bedroom	(12' 10" x 11' 6") or (3.91m x 3.50m)
Principal Bedroom En Suite	(2' 11" x 8' 11") or (0.90m x 2.71m)
Bedroom 2	(9' 6" x 12' 6") or (2.90m x 3.80m)
Bedroom 3	(9' 2" x 11' 6") or (2.80m x 3.50m)
Bathroom	(6' 2" x 9' 1") or (1.87m x 2.78m)





Floor Area

109m²

Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including induction hob, two ovens and extractor. Fridge/freezer, washing machine and tumble dryer.

Council Tax

Band E

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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