

# 6 Briargrove Gardens

Inshes, Inverness, IV2 5AH



Offers Over £430,000







## Overview

- Fantastic 4 bed detached villa in sought after development
- Spacious accommodation with high quality finishes throughout
- Lounge, open plan kitchen/diner/family room, large playroom, utility, WC
- 4 double bedrooms, 2 ensuite shower rooms, family bathroom
- Enclosed south facing rear garden, decking area, patio, driveway for 4 cars
- EPC Band C



## Description

Fantastic opportunity to purchase a spacious modern 4 bedroom detached villa situated in the 'Nine Oaks' development in the popular Inshes area of Inverness. This lovely family home sits on a corner plot within a quiet cul-de-sac with a south facing rear garden. Immaculately presented throughout this home benefits from modern upgrades and finishes including the upgraded 'Just Kitchens' kitchen and oak internal doors throughout. There is a well appointed lounge with windows on dual aspect and French doors that open on to the rear garden. At the heart of the home is the open plan kitchen/dining/family room which benefits from cooking island with seating, perfect for more informal dining. The dining area has ample space for a dining table and six chairs. Integrated appliances are Neff and include a 5 ring induction hob, double oven, combi microwave oven, warming drawer, recessed ceiling extractor, full sized fridge, freezer and dishwasher. Continuing on the ground floor is the converted garage which the current owners utilise as a playroom however, would lend itself to be used as a home gym or office space. A utility room and upgraded WC complete the ground floor accommodation. Upstairs offers 4 double bedrooms which all have fitted wardrobes. The principal bedroom and bedroom 2 benefit from ensuite shower rooms. The family bathroom with mains shower over the bath completes the accommodation. There is fantastic storage space including 2 hall cupboards in addition to the fitted storage in the bedrooms and the floored loft with ladder and light. The property benefits from double glazing, gas central heating and electric blinds in the kitchen/diner and principal bedroom and alarm system with cctv. Outside the rear garden is fully enclosed mostly laid to lawn with a lovely decking area perfectly placed to enjoy the sun. There is a large timber shed which has power and lights and is included in the sale. The driveway has parking for 4 vehicles. This immaculate property is an ideal family home in a fantastic location.



## Room Dimensions

Lounge	(13' 11" x 18' 3") or (4.25m x 5.56m)
Kitchen	(20' 3" x 13' 1") or (6.18m x 4.00m)
Dining Area	(11' 6" x 10' 2") or (3.50m x 3.11m)
Play Room	(19' 2" x 16' 3") or (5.85m x 4.96m)
Utility Room	(7' 3" x 5' 8") or (2.20m x 1.72m)
WC	(7' 3" x 4' 0") or (2.20m x 1.22m)
Principal Bedroom	(22' 4" x 13' 8") or (6.80m x 4.17m)
Principal Bedroom En Suite	(5' 1" x 8' 3") or (1.55m x 2.52m)
Bedroom 2	(11' 7" x 12' 5") or (3.52m x 3.79m)
Bedroom 2 En Suite	(5' 6" x 6' 9") or (1.68m x 2.05m)
Bedroom 3	(11' 7" x 15' 7") or (3.52m x 4.76m)
Bedroom 4	(12' 0" x 8' 9") or (3.66m x 2.66m)
Bathroom	(9' 6" x 6' 9") or (2.90m x 2.05m)







### Floor Space

200m<sup>2</sup>

### Services

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

### Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles, curtains and window blinds. Integrated appliances including 5 ring induction hob, double oven, combi microwave oven, warming drawer, recessed ceiling extractor, full sized fridge, freezer and dishwasher.

### Council Tax

Band F

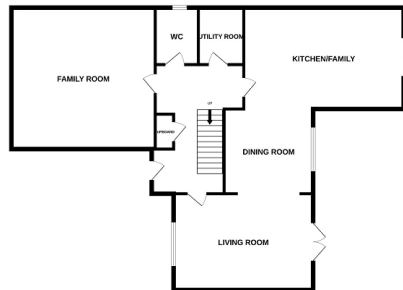
### Tenure

Freehold

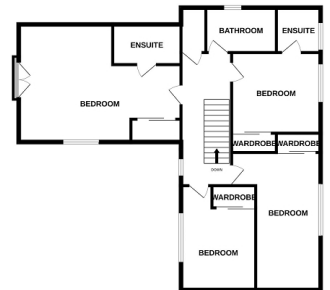
### Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



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