

17 Boswell Park

Inshes, Inverness, IV2 3GA

Offers Over £395,000





Overview

- Beautifully presented 4 bedroom detached villa with views
- Sought after Inshes Primary School catchment
- Large lounge, open plan kitchen/diner/family room, utility, boot room, WC
- 4 double bedrooms, two ensuites, family bathroom
- Sunny landscaped rear garden, summer house/office, garage
- EPC Band B



Description

Rare opportunity to purchase a spacious detached villa in the popular Inshes area of Inverness. Situated near the end of a quiet cul de sac with impressive views across Inverness towards the Black Isle and Ben Wyvis, this impressive 4 bedroom villa is spread across multiple levels. Walk in condition, with a sleek new kitchen, ensuite and additional boot room, this home will appeal to professionals and families alike. The lower floor offers a modern kitchen/diner/family room which is the heart of the home. Integrated appliances include an induction hob, double oven, extractor, fridge/freezer and dishwasher. There is ample space for a dining table and 6 chairs and French doors open into the rear garden, making it the perfect place to entertain. The generously appointed formal lounge is spacious and bright, with a bay window and there is a WC, utility room and useful boot room. Upstairs there are four double bedrooms, including two with ensuite shower rooms, and the family bathroom. The principal bedroom and bedroom 3 have panoramic views across Inverness to the Black Isle and Moray firth. There is good storage space throughout, in addition to fitted wardrobes in 3 of the 4 bedrooms, there are 3 hall cupboards and a partially floored loft. The single attached garage has been partially converted into the boot room, with the remaining garage providing additional storage space. The drive has parking for 2 cars. There is double glazing, gas central heating and solar panels for water. The rear garden is laid to lawn, with a patio area which catches the sun through the afternoon into the evening. There is a summer house/home office with electricity. This property would suit those looking for a spacious family home, in a prime location.



Room Dimensions

Lounge	(18' 1" x 11' 11") or (5.50m x 3.62m)
Kitchen / Diner / Family	(19' 5" x 9' 5") or (5.91m x 2.88m)
Family Area	(13' 2" x 9' 1") or (4.01m x 2.78m)
Utility Room	(6' 2" x 5' 10") or (1.88m x 1.78m)
Boot Room	(5' 0" x 3' 7") or (1.53m x 1.08m)
WC	(8' 1" x 3' 7") or (2.46m x 1.08m)
Principal Bedroom	(13' 4" x 9' 7") or (4.06m x 2.93m)
Principal Bedroom En Suite	(7' 3" x 5' 9") or (2.20m x 1.75m)
Bedroom 2	(13' 8" x 9' 11") or (4.16m x 3.02m)
Bedroom 2 En Suite	(5' 11" x 3' 11") or (1.80m x 1.20m)
Bedroom 3	(10' 8" x 8' 6") or (3.24m x 2.60m)
Bedroom 4	(9' 10" x 9' 9") or (2.99m x 2.98m)
Bathroom	(9' 6" x 6' 10") or (2.90m x 2.09m)
Summer House/Office	(12' 8" x 10' 1") or (3.87m x 3.08m)





Floor Area

154m²

Services

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

Extras

All fitted floor coverings, fixtures and fittings. All light fittings with the exception of the light in the entrance hall. Curtains poles, window blinds and curtains with the exception of the curtains in bedroom 3. Integrated electric induction hob, electric oven, combi microwave oven, extractor, fridge/freezer and dishwasher. Tumble dryer. Summer house/office.

Council Tax

Band F

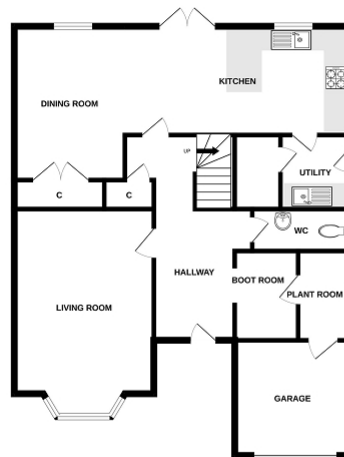
Tenure

Freehold

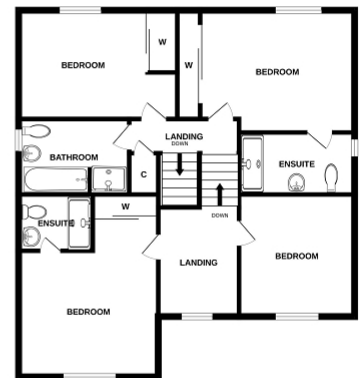
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



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