

12 Myrtle town Park, Westhill,
Inverness, 5JE

Offers Over £255,000





Overview

- Fantastic 3 bedroom detached family home
- Modern development, ideal for young families
- Lounge, kitchen/dining room, WC
- 3 double bedrooms, ensuite, family bathroom
- Enclosed rear garden with raised decking, integrated single garage
- EPC Band C



Description

Fantastic opportunity to purchase a modern and spacious 3 bedroom detached villa. The property consists of a bright and spacious lounge to the front with French doors leading to the dining room. There is ample space for a table and 4 chairs and patio doors give access to the rear garden. The dining room is open-plan with the modern kitchen which has integrated appliances including a gas hob, electric oven, extractor, fridge/freezer and washing machine. Completing the ground floor accommodation is a useful wc. Upstairs offers 3 double bedrooms all with fitted wardrobes. The principal bedroom has an ensuite shower room and the spacious family bathroom completes the accommodation. There is good storage throughout with an under stair cupboard and a hall cupboard. There is double glazing and gas central heating throughout. Outside there is an integrated single garage and parking for 3 cars. The fully enclosed rear garden is easily maintained and provides both a patio and grassed area as well as a raised decking area and summer house, with views to the Moray Firth and beyond. Over-all this walk-in condition property would make an ideal family home.



Room Dimensions

Lounge (15' 7" x 11' 7") or (4.76m x 3.54m)

Dining Area (9' 0" x 7' 10") or (2.74m x 2.40m)

Kitchen (12' 7" x 7' 10") or (3.83m x 2.40m)

WC

Principal Bedroom (10' 4" x 10' 1") or (3.16m x 3.07m)

Principal Bedroom En Suite

Bedroom 2 (10' 0" x 9' 2") or (3.06m x 2.80m)

Bedroom 3 (9' 10" x 9' 2") or (3.00m x 2.80m)

Bathroom (6' 7" x 6' 7") or (2.0m x 2.0m)





Extras

All fitted floor coverings, fixtures and fittings. All curtain poles, curtains and window blinds. Integrated appliances including a gas hob, electric oven, extractor, fridge/freezer and washing machine. Summer house. Various furniture items available under separate negotiation.

Services

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

Tenure

Freehold

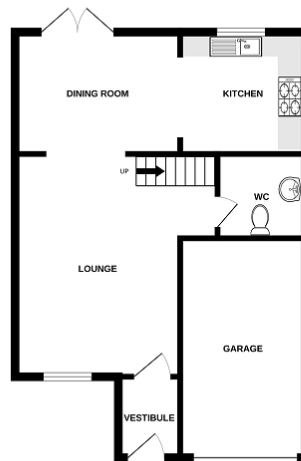
Council tax

Band E

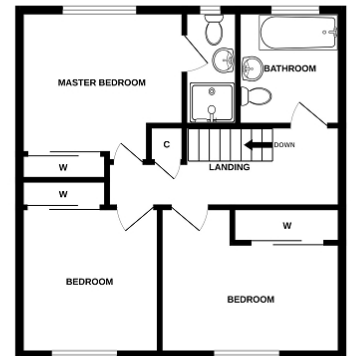
Viewing

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

GROUND FLOOR



1ST FLOOR



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