

3 Bowmore View

Westercraigs, Inverness, IV3 8RT

Offers Over £245,000





Overview

- Fantastic 3 bedroom semi-detached house in quiet location
- Beautifully presented - in walk-in condition
- Lounge, open plan kitchen/dining room, wc
- 3 double bedrooms, principal ensuite & family bathroom
- Sunny rear garden with decking area, summer house, drive
- EPC Band C



Description

Fantastic opportunity to purchase a stylish semi detached villa located in a popular quiet location. Built by Robertson Homes this immaculate property has been finished to a high standard and is in walk in condition. The rooms are all generously proportioned and the decor has a contemporary and neutral finish and will appeal to many. On the ground floor is the lounge which benefits from a large window overlooking the front. The spacious open plan kitchen/dining room is the heart of the home and provides a fantastic space for living and entertaining. The modern kitchen has ample storage with good work top space and offers integrated appliances including a gas hob, electric oven, extractor, fridge/freezer and dishwasher. The dining area has ample room for a dining table with 8 chairs and has French doors that open on to the patio. Completing the ground floor accommodation is a useful WC. Upstairs there are 3 good sized double bedrooms and the family bathroom. The spacious principal bedroom benefits from an ensuite shower room. There is excellent storage including wardrobes in all the bedrooms, a large cupboard and a partially floored loft with Ramsay ladder. There is double glazing and gas central heating throughout. The fully enclosed rear garden is mostly laid to lawn with a recently fitted composite decked area and summer house. The driveway to the property provides parking for 2 cars. This fantastic home will appeal to those looking for a modern family property in a desirable quiet location.



Room Dimensions

Lounge Additional	(18' 3" x 11' 9") or (5.57m x 3.59m)
Kitchen / Diner	(21' 11" x 12' 10") or (6.68m x 3.91m)
Wc	(5' 8" x 6' 6") or (1.73m x 1.98m)
Principal Bedroom	(13' 0" x 11' 1") or (3.95m x 3.39m)
Principal Bedroom En Suite	(6' 11" x 5' 9") or (2.10m x 1.74m)
Bedroom 2	(10' 6" x 11' 11") or (3.20m x 3.63m)
Bedroom 3	(9' 1" x 7' 9") or (2.78m x 2.37m)
Bathroom	(9' 4" x 6' 9") or (2.84m x 2.05m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Window blinds. Integrated gas hob, electric oven, extractor, fridge/freezer and dishwasher. Summer house.

Services

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

Maintenance Fee

There will be a factoring charge of approximately £120 per annum for the maintenance of the communal areas within the development.

Council Tax

Band E

Tenure

Freehold

Floor Area

109m²

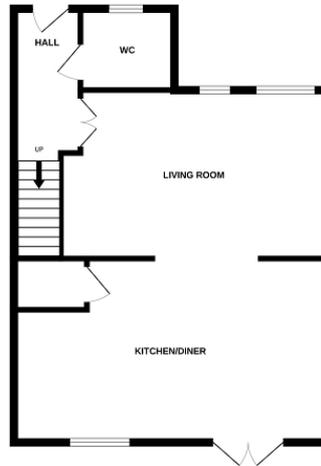
Entry

By mutual agreement.

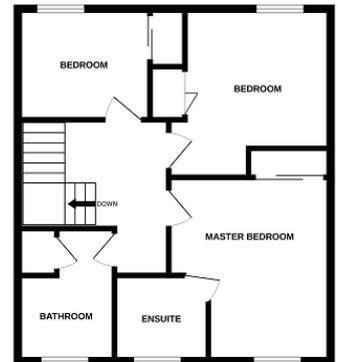
Viewing

To arrange a viewing of this property please contact Katherine on 07808 292045 or 01463

GROUND FLOOR



1ST FLOOR



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