



4 Admirals View, Westhill, IV2 5GW

Offers over £179,000



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ESTATE AGENTS





Offers over £179,000

# 4 Admirals View

Westhill, IV2 5GW

- SEMI-DETACHED VILLA
- FITTED KITCHEN
- MODERN BATHROOM
- DOUBLE GLAZED WINDOWS
- FANTASTIC VIEWS
- TWO BEDROOMS
- DOWNSTAIRS WC
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- FRONT AND REAR GARDENS

\*REDUCED TO £11K BELOW HOME REPORT VALUATION\* An opportunity to purchase a two bedroom semi-detached house located in the popular Westhill district of Inverness. The villa offers many pleasing features including a fitted kitchen with built-in oven, electric hob and extractor fan, a downstairs WC and a modern bathroom. The accommodation also benefits from gas radiator central heating, double glazed windows, ample off road parking and enjoys spectacular views from the front over Inverness towards the Moray Firth and mountains. The property has recently been decorated and will appeal to a wide range of prospective purchasers including those looking for a home or a property with great letting potential located in a sought after location. Viewing is highly recommended.

## GARDENS

The front garden is mainly laid to grass and has a driveway providing ample off road parking. The rear garden is also mainly laid to grass and is enclosed by garden fencing.



## ACCOMMODATION

LOUNGE	14'7" x 12'8" (4.47m x 3.88m)
INNER HALL	
WC	5'3" x 3'11" (1.61m x 1.21m)
KITCHEN/DINER	12'7" x 6'10" (3.85m x 2.09m)
BEDROOM ONE	10'5" x 9'9" (3.18m x 2.98m)
BEDROOM TWO	12'7" x 6'7" (3.86m x 2.02m)
BATHROOM	6'10" x 6'0" (2.10m x 1.84m)





## Location

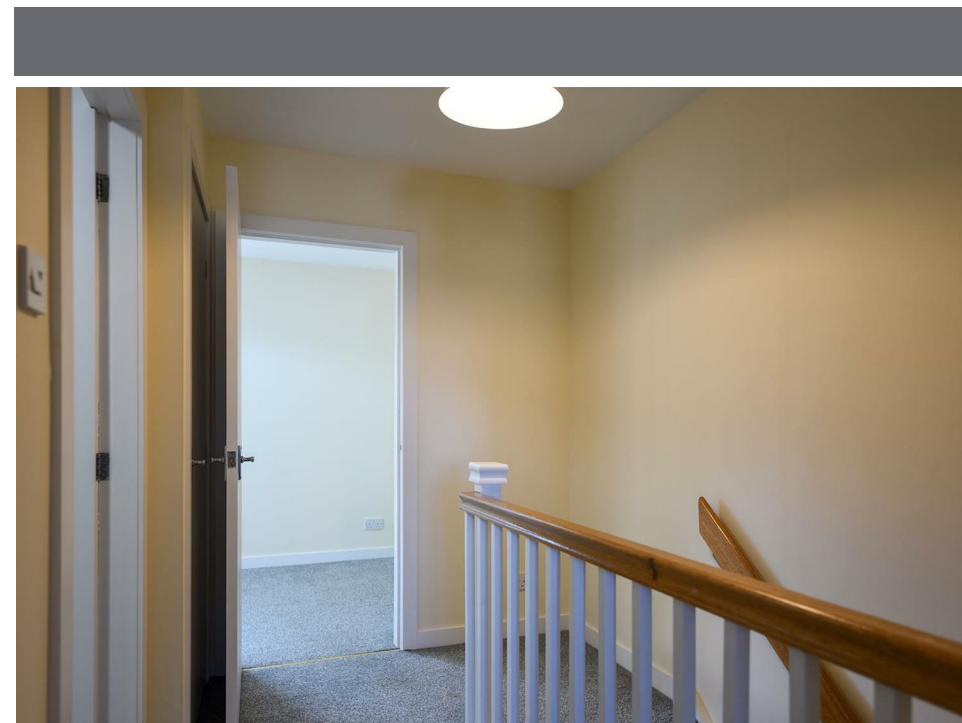
The property is located in the popular Westhill district of Inverness. Local amenities within walking distance include a Scotmid shop, nursery, hairdresser/beautician, a takeaway, access to Culloden woods and a bus service into the city centre. Further amenities can be found in Culloden and Smithton and include Harry Gow's Bakery, a butchers, public house, hotel, pharmacy, medical practice and both primary and secondary schools. Inverness has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away offering a number of domestic and European flights.

Extras: All fitted carpets and floor coverings.

Entry: By mutual agreement.

Services: Mains electricity, gas, water and drainage.

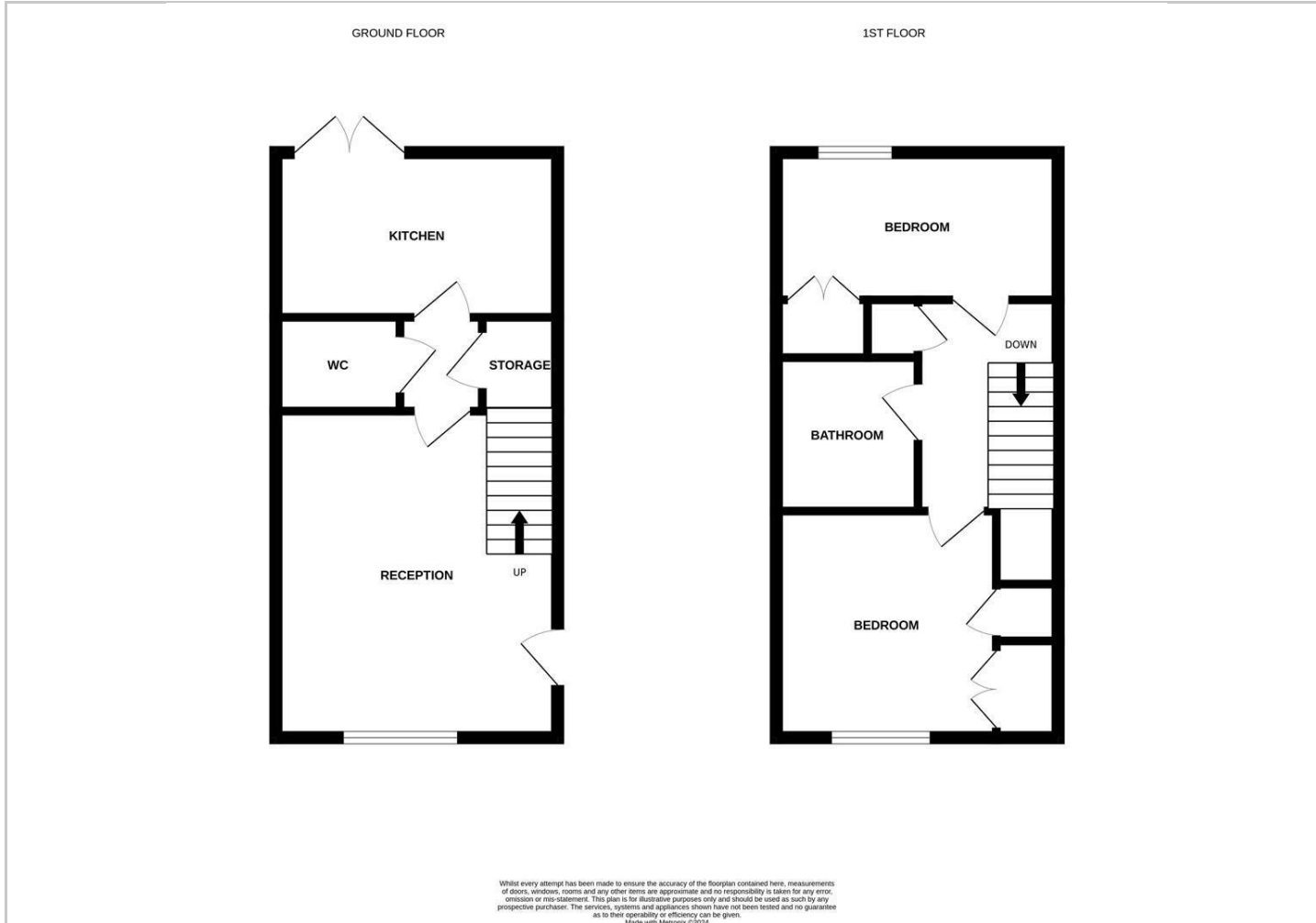
Council Tax Band: C







## Floor Plans



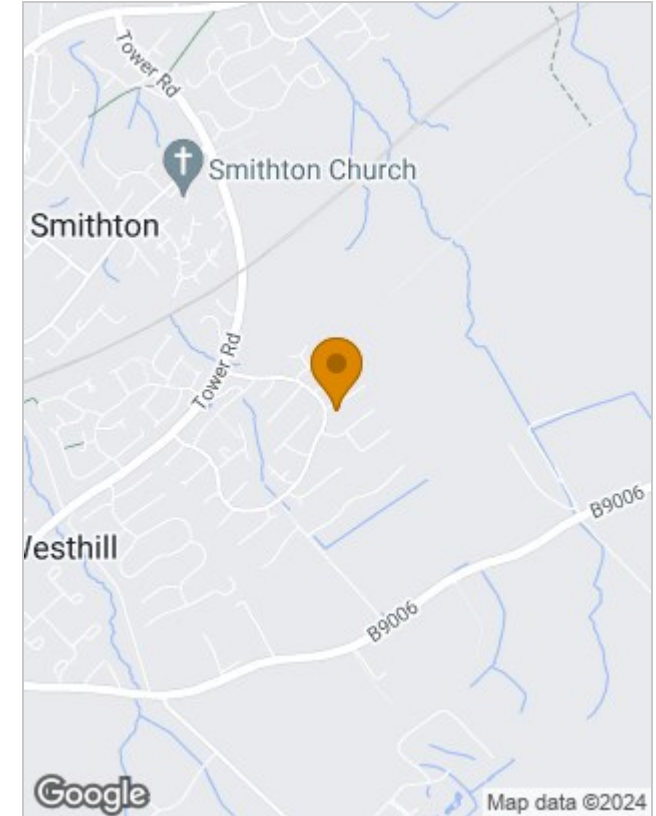
## Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

