



BEDROOM
2.85m x 2.64m
This double aspect room is situated within the turret to the rear of the building and appreciates lovely views over the communal garden grounds and across city to the hills beyond.

BEDROOM
3.57m x 3.43m
This is a double bedroom with 2 steps leading up to a Velux window to the rear. Wall mounted TV bracket.

GARDEN GROUND
The property is surrounded by well maintained, mature communal garden grounds, planted with a good selection of flowers, plants, trees and shrubs and enjoying lovely views over the City to the hills beyond. Allocated parking with ample visitor provision.

GLAZING
The property benefits from double glazing.

HEATING
The property benefits from gas central heating.

EXTRAS
The fitted floor coverings, hob, oven, extractor hood, blinds and light fittings will all be included in the sale.

COUNCIL TAX
The current council tax band on this property is Band E. You should be aware that this may be subject to change upon sale.

SERVICES
The property benefits from mains gas, electricity and water. Drainage is to the public sewer.

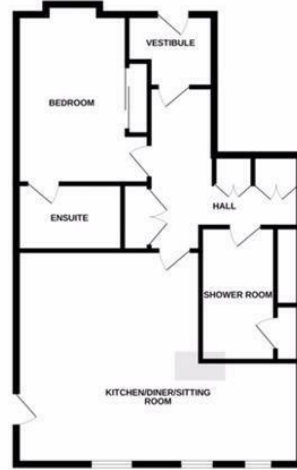
ENTRY
By mutual agreement. Early entry is available.

VIEWING
Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert part of Ledingham Chalmers on 01463 253911 Monday - Friday 9am until 5pm to arrange an appointment to view.

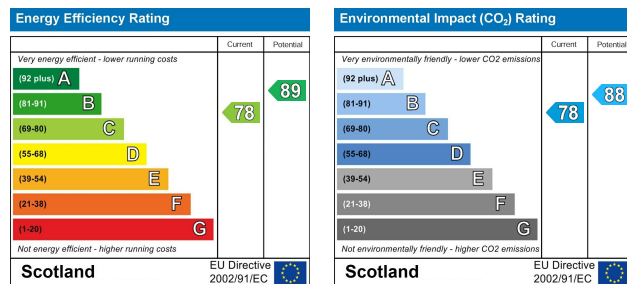
EMAIL
asgproperty@ledinghamchalmers.com

HSPC REFERENCE
60771

Ground Floor



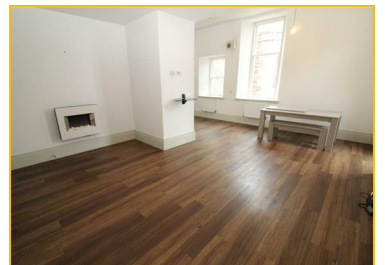
First Floor



4 West Wing, Westercraigs, Inverness, IV3 8GW

Well Proportioned 3 Bedroom Mid Terrace Town House With Good Storage Provision & Views Across Lovely Communal Garden Grounds

- Vestibule & Hall
- Open Plan Lounge/Kitchen/Diner
- 3 Bedrooms (1 en-suite)
- Shower Room
- Generous Storage Provision
- Lovely Quiet Aspect
- Gas CH & DG
- Parking
- Communal Garden Grounds
- EPC - C



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £245,000



DESCRIPTION

Located in the popular Westercraigs area of Inverness, this 3 bedroom mid terraced town house is situated within a former Victorian hospital building dating back to the 1800's, which was tastefully refurbished to an exceptionally high standard in 2012 by Robertson Homes. The property, whilst in need of decorative attention, benefits from high ceilings and appreciates an airy open plan lounge/dining/kitchen area to the rear, with glazed door accessing the lovely, communal garden grounds. There are 3 bedrooms one of which is a large ground floor bedroom having en-suite facilities and another occupying the turret with view over the garden grounds and beyond across the city. There is a good sized modern shower room with a generous walk in cupboard. The property benefits from gas central heating and is fully double glazed with generous storage provision. There is a private parking space and communal garden grounds with views over the city to the open countryside.

With some attention, this property has the potential to be a very comfortable home and viewing is recommended to appreciate the unique qualities on offer.

LOCATION

The Westercraigs development is located in the western outskirts of the City of Inverness and backs on to the neighbouring woodland and countryside. The Great Glen Way is within close proximity meaning the property is well situated for access to country walks and outdoor pursuits. A regular bus service runs to Inverness City Centre where a wide range of amenities including Eastgate shopping centre, a variety of shops and services, hotels, bars, cafes, restaurants, supermarkets and a Post Office are located. Both bus and train links are located in the City Centre while Inverness Airport some 8 miles distance provides air links to the South and beyond.



DIRECTIONS

From Inverness City Centre take the A862 travelling along Telford Street. Turn left onto King Brude Road and continue onto General Booth Road taking a right at the traffic lights onto Leachkin Road. At the roundabout continue across and travel onto Foresters Way. Follow the road towards the top of the hill where you will find Westercraigs on your left. Take the second exit at the roundabout and follow the road around to the left. Number 4 is along and on the left.

ENTRANCE VESTIBULE

2.23m x 1.81m

The entrance hall has access via the front door with a door leading to the hallway.

HALL

5.41m x 4.02m

There are 3 large double cupboards located in the hallway providing excellent storage provision, one housing the heating boiler and water tank with the others housing the consumer units and fuse boxes. Opaque glass door leads into the open plan lounge/ kitchen and dining area. Door to the bedroom located on this level with another opening into the family shower room. Stairs lead to the upper landing and loft space.

LOUNGE / KITCHEN / DINING ROOM

7.08mx 6.27m

The bright lounge has a wall mounted feature fireplace and is open plan to the dining area and kitchen. The kitchen is in need of some attention and is fitted with base and wall mounted units incorporating under unit lighting. Electric hob, oven, extractor hood. There are spaces for a dishwasher, fridge freezer and washing machine. The dining area is a good space for both formal and informal dining, with the windows proving an abundance of natural light. A glazed door opens into the lovely communal gardens.

BEDROOM

4.23mx 3.53m

This good sized bedroom has a window to the front elevation overlooking the parking area. Double mirrored doors open to the fitted wardrobe with hangings rails and shelving. A door leads into the en-suite shower room.

EN-SUITE SHOWER ROOM

2.70m x 1.69m

The en-suite shower room is fitted with a furnished suite comprising vanity wash hand basin with storage below, wc with concealed cistern and a shower cubicle, which is fitted with a mains fed shower. Ladder style radiator.

SHOWER ROOM

3.32m x 1.93m

The generously proportioned shower room is fitted with a furnished suits incorporating vanity wash hand basin with storage below, wc with concealed cistern and a large walk in cubicle with mains fed shower fitted. There is access to a large cupboard, ideal for providing additional storage which is also fitted with a light.

UPPER LANDING

The upper landing provides access to the 2 bedrooms located on this level.

