



UPPER LANDING

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

BEDROOM

2.85m x 2.64m

This double aspect room offers partial views over the City.

BEDROOM

3.57m x 3.43m

Generous sized double bedroom with 2 steps leading up to a velux window. Wall mounted TV bracket.

GARDEN GROUND

The mature communal garden ground which has a good selection of plants, trees and shrubs is well maintained and has lovely views over the City to the hills beyond.

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.

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.

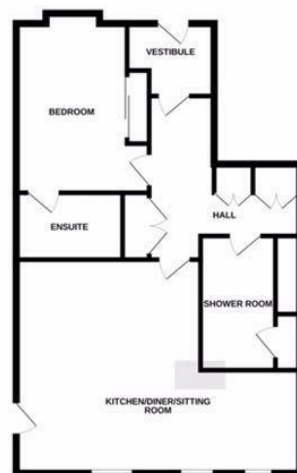
EMAIL

asgproperty@ledinghamchalmers.com

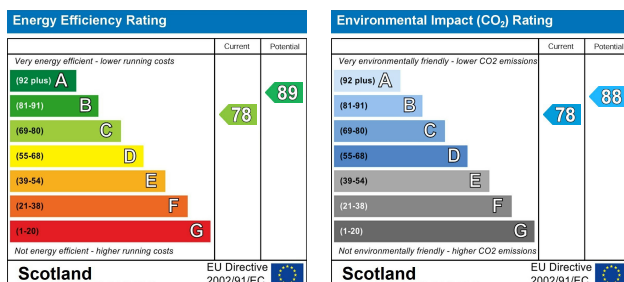
HSPC REFERENCE

60771

Ground Floor



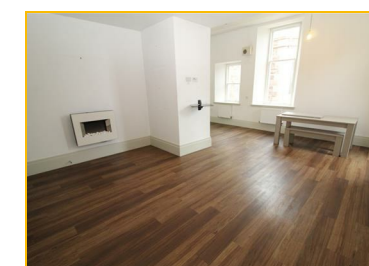
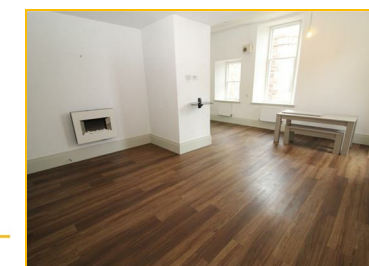
First Floor



4 West Wing, Westercraigs, Inverness, IV3 8GW

Well Proportioned 3 Bedroom Mid Terrace Cottage With Good Storage Provision And Some Views Across The City

- Hallway
- Open Plan Lounge, Kitchen & Diner
- 3 Bedrooms (1 en suite)
- Shower Room
- Parking
- Views
- Communal Garden
- Double Glazing
- Gas Central Heating
- 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 district of Inverness, this 3 bedroom mid terraced cottage with private entrance is situated within a former Victorian hospital building which has been tastefully refurbished to an exceptionally high standard. The property benefits from high ceilings and neutral decor throughout. There is a private parking space and communal garden ground with views over the city to the open countryside. Open plan kitchen, dining and lounge area makes an ideal social space. There are 3 bedrooms with one bedroom benefiting from en-suite facilities and a further good sized modern shower room with a generous walk in cupboard which provides additional storage facilities. The property benefits from gas central heating, comes fully double glazed and has good storage provision. Viewing comes highly recommended.

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 were a wider range of amenities including Eastgate shopping centre, high street shops 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, continue onto General Booth Road and take a right at the traffic lights onto Leachkin Road. At the roundabout continue across and travel onto Foresters Way, Westercraigs will be on your left, turn in and follow the road round to the left where the apartment is located further along 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 houses the boiler and water tank with one other 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 DINER

7.08m x 6.27m

The bright lounge has a wall mounted feature fireplace and is open plan with the dining area and kitchen. The kitchen 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 door opens into an area of communal gardens.

BEDROOM

4.23m x 3.53m

This good sized bedroom has a window to the front elevation, built in wardrobe storage with hangings rails and shelving. A door leads into the en-suite shower room.

ENSUITE

2.70m x 1.69m

The ensuite shower room has a fitted suite comprising of a vanity sink unit with cupboard under, WC, a shower cubicle which is fitted with a mains fed shower with tiling to the sink and shower areas. Ladder style radiator.

SHOWER ROOM

3.32m x 1.93m

The family shower room is fitted with vanity sink with fitted cupboard provision, WC and walk in shower which has a mains fed shower fitted. There is access to a large cupboard, ideal for providing additional storage which is also fitted with a light.

