



**4 Briargrove Gardens, Inshes, INVERNESS, IV2 5AH**

**Offers Over £390,000**

**REF: 61001**





## *description*

Situated in the highly popular Inshes area of the city, this substantial five-bedroom detached villa is conveniently close to excellent facilities and within very easy reach of the City Centre, Raigmore Hospital and the Highland and Islands University Campus. In immaculate condition throughout, the property benefits from gas-fired central heating, double glazing, and a beautiful rear garden. With ample storage and well-proportioned rooms, this property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate this well-presented property and convenient location.

The accommodation consists of: an entrance hall; inner hallway with stairs leading to the upper floor, fitted storage cupboard and under stair storage cupboard housing the hot water tank; cloakroom comprising a wall hung wash hand basin and wc; a generous kitchen/diner with a good selection of base and wall mounted units, complementary worktop and tiling to splashback, breakfast bar, integrated Smeg fridge freezer, dishwasher, electric double oven, gas hob, extractor fan, ample room for dining and patio doors opening to the rear garden; utility room with base and wall mounted units, worktops and tiling to splashback, boiler, space for washing machine and tumble dryer, and access to the rear garden; a bright, double aspect lounge with gas fire (currently disconnected) set in an attractive surround providing a welcoming focal point and glass doors leading to the dining area; spacious double bedroom which has been converted from the garage, with en-suite facilities comprising a walk-in mains powered shower, wall mounted wash hand basin and wc.

On the upper floor; landing with access to the partially floored attic and large double storage cupboard which could be utilised as a home office space; spacious master bedroom with large fitted wardrobes, French doors with Juliet balcony along with en-suite facilities comprising a free standing mains powered shower, wall hung wash hand basin and wc; three further double bedrooms, all with large fitted wardrobes; family bathroom comprising a bath with mains shower over and wall hung wash hand basin and wc.

The garden to the front of the property is laid to lawn and benefits from a large driveway providing ample off-street parking for several cars. The fully enclosed South-West facing rear garden is very well maintained and has been beautifully landscaped with a raised lawn area, trellis archway and a good selection of mature plants and shrubs. A large patio area provides an ideal venue for alfresco dining or where one can sit and enjoy the sunshine. There is also a summer house and garden storage shed.

The property is within a few minutes walking distance of facilities at the nearby Inshes Retail Park which includes supermarkets, Post Office, petrol station, garden centre, gym, nursery, takeaway and small selection of retail outlets. Raigmore Hospital is also within walking distance. Primary education is provided at Inshes Primary School with secondary education available at Millburn Academy, both of which are within easy walking distance. A regular bus service to Inverness City Centre is also routed close by.

Inverness City, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping leisure and entertainment facilities along with excellent road, rail, and air links to the South and beyond.



<b>Entrance Hall</b>	<b>2.62m x 1.10m (8'6 x 3'6)</b>
<b>Inner Hallway</b>	<b>4.56m x 1.43m (15'0 x 4'8)</b>
<b>Utility Room</b>	<b>3.23m x 1.82m (10'6 x 6'0)</b>
<b>Kitchen/Dining</b>	<b>7.17m x 3.66m (23'6 x 12'0)</b>
<b>Lounge</b>	<b>5.33m x 3.87m (17'6 x 12'8)</b>
<b>Master Bedroom</b>	<b>4.37m x 4.07m (14'3 x 13'3)</b>
<b>En-suite</b>	<b>2.64m x 1.01m (8'8 x 3'3)</b>

<b>Bedroom 2</b>	<b>3.67m x 3.24m (12'0 x 10'8)</b>
<b>Bedroom 3</b>	<b>3.24m x 2.72m (10'8 x 8'11)</b>
<b>Bedroom 4</b>	<b>3.15m x 2.72m (10'3 x 8'11)</b>
<b>Bedroom 5</b>	<b>4.58m x 2.66m (15'0 x 8'9)</b>
<b>En-suite</b>	<b>2.06m x 1.89m (6'9 x 6'2)</b>
<b>Bathroom</b>	<b>2.49m x 1.94m (8'2 x 6'3)</b>
<b>WC</b>	<b>1.76m x 0.98m (5'9 x 3'3)</b>







## General

All floor coverings, most light fittings, some blinds, some curtains, integrated appliances, summerhouse and garden storage shed are included in the asking price.

## Services

Mains gas, electricity, water and drainage

## Council Tax

Council Tax Band F

## EPC Rating

C

## Post Code

IV2 5AH

## Entry

By mutual agreement

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

AMM/EB/BEAT112/5

## Price

Offers Over £390,000

## Directions

From the City Centre, head towards Inshes Retail Park by taking the fourth exit at Inshes roundabout onto Sir Walter Scott Drive. At the next roundabout take the first exit, into Inshes Retail Park. At the next mini roundabout take the first exit, passing MacDonalds on your left, then take the second exit at the following roundabout. Turn right onto Woodgrove Drive and then first left, staying on Woodgrove Drive. Continue along leading on to Briargrove Drive and turn left onto Briargrove Gardens. The property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.



