



Innes & Mackay

**18 Boswell Park, Inshes,
Inverness, IV2 3GA**

- FIVE BEDROOM DETACHED FAMILY HOME
- SPLIT LEVEL
- TWO ENSUITES
- GENEROUS ACCOMMODATION THROUGHOUT
- DOUBLE GARAGE
- GAS CENTRAL HEATING
- CUL-DE-SAC LOCATION

**Offers Over
£495,000**



DESCRIPTION

Beautifully presented with quality finishings throughout, and providing excellent accommodation over four floors, this five bedroom property is an ideal family home, combining modern design with flexible living spaces. The property built circa 2007 by Tulloch Homes, offers anyone looking for a spacious home in walk in condition, located within a highly sought after development yet tucked away within a quiet cul-de-sac and enjoys open and uninterrupted views from the rear across the city towards Ben Wyvis and the hills beyond. The property which has been well maintained by the current owners, has a double garage with ample parking, thoughtfully designed gardens and only by viewing will one appreciate what this stunning home has to offer.

LOCATION

Inshes is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. There are local amenities at Inshes Retail Park, as well as Inshes District Park. Primary schooling is available at the sought after Inshes Primary School, with secondary pupils attending Millburn Academy. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

GARDENS

The gardens to the front which are laid to lawn has an attractive paved pathway leading to the welcoming entrance. To the side, a pathway leads round to the rear garden which is again laid to lawn with a large patio area and steps leading up to a further patio area which has ornate

wrought iron railings giving a pleasing finish. In the corner of the garden is a decking area with timber shed providing external storage. High fencing encloses the gardens here whilst also providing good privacy.

ENTRANCE VESTIBULE

Attractive front door opens into the entrance vestibule which is laid with laminate flooring extending through to the hallway.

HALLWAY

The hallway provides access to the dining room and cloakroom. Carpeted stairs lead down to the ground floor with further stairs providing access to the first floor.

DINING ROOM

3.87m x 2.92m (12'8" x 9'6")

The Dining room is a lovely bright room, laid with laminate flooring and is located to the front elevation.

CLOAKROOM

1.60m x 1.33m (5'2" x 4'4")

The cloakroom is furnished with a dual flush WC and wash hand basin. Patterned window to the front and vinyl flooring complete this room.

GROUND FLOOR

Carpeted stairs lead down to the ground floor where the kitchen and lounge are located. A built in cupboard houses the electric meters.

KITCHEN/DINING

7.35m x 3.60m (24'1" x 11'9")

This fabulous kitchen with space at the rear for dining, is fitted with an ample supply of wood fronted floor based units and wall mounted cupboards all providing good storage and working areas along with a useful breakfast bar ideal for informal dining. Inset in the work counter is the one and a half bowl stainless steel sink with drainer to the side and



further round is the five ring gas hob with extractor hood above and eye level double oven to the side. Integrally fitted is the the fridge freezer and dishwasher. With attractive tiling between the units, the kitchen is laid with laminate flooring, has a window to the rear, door to the utility room and French doors leading out to the rear garden.

UTILITY ROOM

2.22m x 1.84m (7'3" x 6'0")

The utility room is fitted with a floor based cupboard and work counter above. There is a washing machine, tumble dryer and inset in the work counter is the sink with drainer to the side. Part glazed door allows access to the side of the property and there is also a good sized built in cupboard providing storage. Laminate floor tiles and wall tiles give this room a pleasing finish.

LOUNGE

6.03m x 4.20 (19'9" x 13'9")

This generous sized and comfortable room enjoys open views across the city towards Ben Wyvis by virtue of the French doors. Two further windows at the side provide additional light to this already bright and airy room. Carpet completes the lounge.

FIRST FLOOR

From here, access is gained to three bedrooms and the family bathroom. A cupboard not only houses the water tank but provides good storage.

MASTER BEDROOM & EN-SUITE

4.49m x 4.20m (14'8" x 13'9")

This lovely bright and spacious room located to the rear elevation enjoys uninterrupted views out across the city and beyond. Laid with carpet, the bedroom benefits from a walk in wardrobe providing ample hanging rails and shelving. Door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.12m x 1.55m (6'11" x 5'1")

The ensuite with window to the side, is furnished with a dual flush WC, wash hand basin with drawers below and a walk in shower which is fully tiled and houses a mains shower. Ceramic floor tiles, chrome ladder style heated towel rail and wall mounted mirror fronted medicine cabinet completes this room.

BEDROOM 5

3.30m x 3.20m (10'9" x 10'5")

Bedroom five, is located to the rear elevation, laid with carpet and enjoys open views.

BEDROOM 3

3.98m x 3.20m (13'0" x 10'5")

The third bedroom again located to the rear, is a generous sized room, laid with carpet and benefits from built in double wardrobes providing hanging rail and storage.

FAMILY BATHROOM

2.94m x 2.05m (9'7" x 6'8")

The bathroom is furnished with a four piece suite comprising a tiled shower cubicle housing a mains shower, bath with centre taps and a vanity unit with wash had basin inset and WC. Good storage is provided by the fitted cupboards below. Patterned window to the side, vinyl flooring and attractive tiling to dado height completes this room.

UPPER LANDING

Further stairs allow access to the upper landing where two further bedrooms and a study area are located.

BEDROOM 4

3.17m x 3.10m (10'4" x 10'2")

The fourth bedroom is located to the front of the property, is laid with



carpet and benefits from a built in wardrobe providing good storage and hanging rails.

STUDY AREA

2.99m x 2.99m (9'9" x 9'9")

This useful and comfortable study area is laid with carpet and has a window to the front.

BEDROOM 2 & EN-SUITE

4.47m x 3.26m (14'7" x 10'8")

The second bedroom located to the front elevation is a bright and generous sized room with a dormer window providing good light. Laid with carpet, this room has a built in wardrobe providing good storage and a door leads through to the en-suite shower room.

EN-SUITE SHOWER ROOM

2.48m x 1.35m (8'1" x 4'5")

The en-suite is furnished with a three piece suite comprising a WC and wash hand basin inset in the vanity unit providing good storage. There is a tiled shower cubicle housing a mains shower. Vinyl flooring, attractive tiling to dado height and a ladder style heated towel rail completes this room.

HEATING

Gas central heating via wall mounted boiler located in the garage.

GLAZING

Fully double glazed.

GARAGE

Double garage with electric doors.

COUNCIL TAX BAND - G

EPC BAND - B81

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, tumble dryer, gas hob, double oven, integrated dishwasher and fridge freezer. Other items are available through separate negotiation with the sellers.

SERVICES

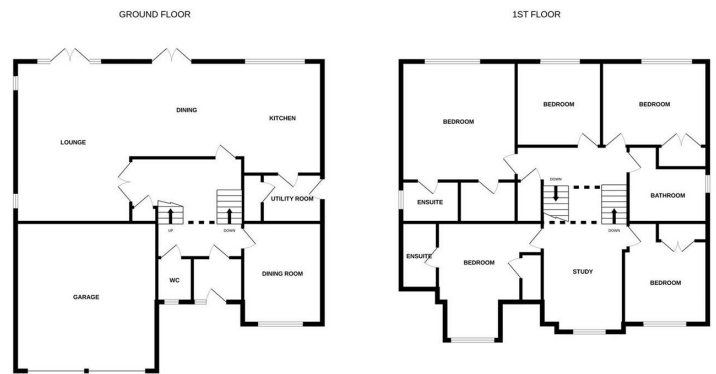
Mains water, drainage, electricity, gas, telephone and TV points. The property also benefits from Nest heating which can be controlled from an app on a mobile. Solar panelling which assists with heating the hot water.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of the floorplan. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The format, colours and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan (2020).

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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