



**Viewbank Tower
Brae South,
Westhill,
Inverness, IV2
5BW**

Offers Over
£400,000



- Detached bungalow in rarely available location
- Versatile living accommodation with 2 reception rooms
- Kitchen/diner, utility, dining room, 4 bedrooms, ensuite & bathroom
- Detached double garage, large patio and parking for 3 cars
- Ideal for a variety of buyers including families and retirees
- EPC band C

Fantastic opportunity to acquire this detached bungalow in a rarely available street within Westhill. This property is Architecturally designed to a high standard and boasts custom craftsmanship that would make an ideal home for those looking to add their own personal touch and create a home tailored to their tastes. The generously sized lounge features patio doors leading to the patio area, creating a bright and welcoming living space. The kitchen is fitted with a wide range of wall and base units and includes an integrated electric oven, gas hob extractor, and freestanding dishwasher. A breakfast bar provides space for informal dining, while there is also ample room for a large dining table and 8 chairs. The utility room offers space for a freestanding fridge/freezer, washing machine, and tumble dryer. The formal dining room offers flexibility and could equally be used as a home office or snug. Located off the kitchen, the family room provides an additional cosy living space with direct access to the patio. The principal bedroom benefits from ample storage and an ensuite bathroom. Bedrooms two and three both feature built-in double wardrobes, while the fourth bedroom is another well-proportioned double room. The family bathroom completes the accommodation and is fitted with a separate mains-fed shower. Excellent storage is provided throughout the property. There is gas central heating and double glazing throughout. Externally, the grounds are predominantly laid to patio, making the most of outdoor entertaining space. There is also a charming lawned area with mature trees and shrubs, and a double garage with power and lighting. Ample parking is available, with space for up to three vehicles. Overall, this property offers excellent potential for personalisation and is likely to appeal to families and retirees alike who are seeking the convenience of single-storey living.

Location: The property is situated in the established residential area of Westhill, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities. For day to day necessities there is a grocery store, as well as a nursery, hairdressers, beauty salon and take-away. There are further shops at Cradlehall; as well as a wide array of local amenities nearby at Culloden Shopping Centre including a doctor's surgery, chemist, general store, butcher and hairdressers. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, petrol station, garden store, cafés, 2 gyms and Playzone/nursery. There is both nursery and primary schooling nearby at Cradlehall primary and a children's play area is in close proximity. The property is within the catchment area for Culloden Academy, which also has a community leisure centre and swimming pool on site. UHI Inverness campus is also within easy reach. There are good bus links to the city centre which provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to the A96 and the property is within commuting distance to Inverness or Nairn. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven and extractor. Free standing dishwasher is also included.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax: Band F.

Tenure: Freehold.

Floor area: 186 m²

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Snug

16'11" x 16'6" (5.17 x 5.04)

Kitchen/Diner

21'3" x 14'8" (6.48 x 4.48)

Utility

5'3" x 8'2" (1.61 x 2.49)

Formal Dining Room

11'8" x 9'10" (3.58 x 3.01)

Lounge

21'7" x 15'4" (6.59 x 4.68)

Principle Bedroom

13'10" x 10'8" (4.22 x 3.27)

Principle Bedroom En-suite

8'1" x 5'10" (2.48 x 1.78)

Bedroom 2

11'5" x 13'5" (3.50 x 4.10)

Bedroom 3

8'10" x 10'5" (2.70 x 3.20)

Bedroom 4

9'9" x 11'1" (2.98 x 3.40)

Bathroom

10'4" x 7'9" (3.17 x 2.37)







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GROUND FLOOR

