



Innes & Mackay

**13 Towerhill Avenue, Westhill,
Inverness, IV2 5FX**

- BEAUTIFULLY PRESENTED DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FITTED WARDROBES
- MODERN SHOWER ROOM
- WALK IN CONDITION
- SOUGHT AFTER WESTHILL AREA
- HOME REPORT AVAILABLE UNDER EPC LINK

**Offers Over
£225,000**



DESCRIPTION

In immaculate and walk-in condition, this two bedroom detached bungalow offers anyone looking for a desirable home, on a quiet street in the sought after Cradlehall area of Westhill. The property built approximately thirty years ago benefits from a spacious lounge with room at the rear for dining, good sized kitchen and modern shower room and only by viewing will one appreciate the accommodation within.

LOCATION - WESTHILL

The property is located in the Westhill area of the City and is conveniently close to Cradlehall, Inshes, the Inverness Business and Retail Park, Raigmore Hospital and Highlands and Islands University Campus. Local facilities are available at Cradlehall and Woodside. Nearby Culloden offers a wide range of amenities including a Post Office, takeaway, chemist, butcher, medical and dental centres, library and a community centre with swimming pool. Education is provided at Smithton Primary School and Culloden Academy. Inverness, the main business and commercial centre in the Highlands, is approximately 4 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

GARDEN

The front garden which has been well nurtured over the years, is laid to grass and has a large mature tree providing a pleasing external appeal to this lovely property. Lock block driveway provides ample off road parking and leads to the single garage. To the side, a wrought iron gate opens through to the rear garden which is laid to gravel for ease of maintenance and a gate provides access to the woodland behind. A south facing paved patio area provides a pleasing area from which to enjoy the trees and there is a timber shed providing external storage.

ENTRANCE HALLWAY

Steps and wrought iron railings lead up to the recently fitted front door which opens into the entrance vestibule. Located here is built in cupboard providing storage. Bevelled glass door opens into the carpeted hallway which provides access to the lounge, two bedrooms and shower room. Two cupboards provide good storage, one of which houses the gas central heating boiler. Hatch to loft.

LOUNGE/DINER

5.48m x 3.60m (17'11" x 11'9")

The generous sized lounge is located to the front elevation, laid with carpet and has space to the rear for dining. A feature of this room is the attractive electric, coal effect fire inset in a polished marble surround and hearth and finished with solid pine mantle giving a pleasing finish. Door leads through to the kitchen.

KITCHEN

3.59m x 2.83m (11'9" x 9'3")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side and further along is the gas hob with electric oven under and pull out extractor hood above. With tiling between the units, the kitchen benefits from an integrated fridge freezer and there is a free standing washing machine. Laminate floor tiles and part glazed door to the rear complete this room.

BEDROOM 1

3.28m x 2.99m (10'9" x 9'9")

Bedroom one located to the rear elevation is a comfortable double room, laid with carpet and has built in double wardrobes providing good storage and hanging rails.



BEDROOM 2

3.01m x 2.99m (9'10" x 9'9")

The second bedroom located to the front elevation is another double room, laid with carpet and has a single built in wardrobe providing storage and hanging rails.

SHOWER ROOM

2.29m x 2.19m (7'6" x 7'2")

The shower room is furnished with a modern suite comprising a wash hand basin with storage under, dual flush WC and a walk in shower area housing a mains shower with rain head and hand held attachment. Attractive and contemporary wet wall give a pleasing finish, along with the ladder style heated towel rail, window to the side and tiled flooring. Light up mirror and extractor fan complete this room.

HEATING

Gas fired central heating via a combi boiler (serviced annually).

GLAZING

The property is fully double glazed and benefits from two recently fitted front and back doors.

PARKING

Ample off road parking.

GARAGE

Single attached garage with power and door to the rear.

COUNCIL TAX

Band D

EPC

Band C75

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, gas hob, electric oven, integrated fridge freezer and coal effect fire.

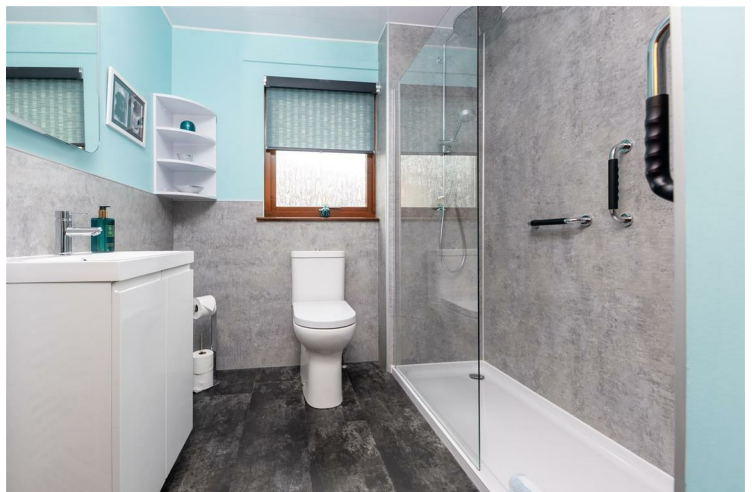
Garden shed. Other items may be available under separate negotiation.

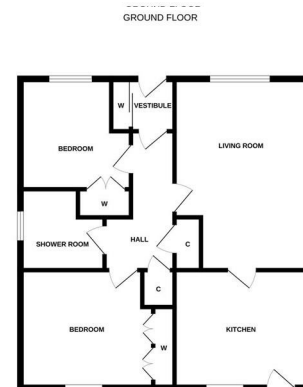
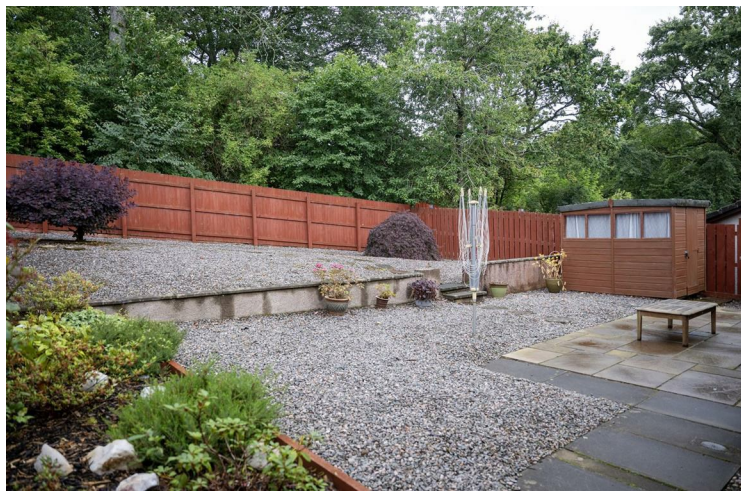
SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING

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





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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