



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **8 Birchwood Place, Inverness, IV2 5AS**

**Offers over £225,000**

Deceptively spacious three bedroom semi-detached home, with detached single garage and enclosed garden ground located in the popular Inshes Wood area on the south side of Inverness.

The accommodation comprises on the ground floor an entrance vestibule, hallway, shower room, lounge and kitchen/dining room. On the first floor there are two bedrooms and a bathroom. There is ample storage space throughout.

This is a fabulous home in a great location for anyone downsizing or for first-time buyers. There are beautiful walks close-by. It is within easy reach of the shops and services at Cradlehall and there is a regular bus service to and from the City Centre which offers an extensive range of retail, leisure and business facilities.

Primary school pupils attend Cradlehall Primary School and secondary school pupils attend Culloden Academy.

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

#### **Entrance vestibule**

2'9" x 3'3" (0.84m x 1.01m)

Storm door to the side of the property opens into the vestibule with door to hallway. Tiled flooring.

#### **Hallway**

12'1" x 3'3" x 7'8" x 5'6" (3.69m x 1.00m x 2.35m x 1.69m)

Doors to shower room, bedroom, lounge and kitchen/dining room. Staircase to first floor. Understairs storage area. Cupboard with coat hooks and shelf.

#### **Shower room**

7'5" x 3'5" (2.28m x 1.05m)

Window to side. White WC and pedestal wash hand basin. Mirror with shelf below. Shower cubicle with Triton T80xr electric shower and tiling. Dimplex wall heater. Tiled walls to half height.

#### **Lounge**

13'4" x 11'7" (4.08m x 3.55m)

Window to front. T.V. point.

#### **Kitchen/dining room**

21'9" x 9'8" (6.63m x 2.97m)

Window and glazed door with side glazed panels opening onto the patio area at the rear. Ample wall and base units with worktop and tiling. Stainless steel 1 ½ bowl sink with left hand drainer. Integrated Lamona ceramic hob, electric oven and extractor. Hotpoint washing machine. Spotlights. Heat alarm. Tel. point. Laminate flooring to kitchen area and wooden flooring to dining area.

#### **Bedroom 1**

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

Window to front. Storage cupboard with louvre doors housing the central heating boiler. Carbon monoxide detector.

#### **First floor hallway**

2'10" x 6'8" (0.87m x 2.05m)

Velux window and wall lights above staircase. Doors to two bedrooms and bathroom. Walk-in storage cupboard (2.27m x 1.37m) giving access to eaves. Storage cupboard with shelf. Hatch to roof space. Smoke alarm.

#### **Bedroom 2**

9'10" x 10'10" (3.01m x 3.32m)

Window to rear. Built-in wardrobe with louvre doors.

#### **Bedroom 3**

10'11" x 9'9" (3.33m x 2.99m)

Window to rear. Built-in double wardrobe with louvre doors.

#### **Outbuildings**

Greenhouse

#### **Detached garage**

12'5" x 22'2" (3.81m x 6.76m)

Up and over door to front and door and window to side. Power and light.

#### **Garden ground**

The enclosed front garden has raised shrub beds with a gravelled path..

A paved path to the side of the property leads to the rear garden which has two patio areas, raised flower beds and gravel for low maintenance. Rotary clothes dryer.

#### **Extras**

The blinds and washing machine are included in the sale price.

#### **Heating and glazing**

Double glazing and gas central heating.

#### **Services**

Mains gas, electricity, water and drainage.

#### **EPC Rating C**

#### **Council Tax Band B**





