SouthForrest
Solicitors and Estate Agents

7 Woodlands Grove, Westhill, Inverness, IV2 5DU

- Detached house.
- Four double bedrooms.
- Private driveway & garage.
- Two reception rooms.
- Bathroom, WC & ensuite.
- Gas central heating.
- Kitchen & utility.
- Private garden grounds.
- Double glazing throughout.

Offers Over £310,000

An excellent opportunity to purchase detached, four-bedroom house in the sought after Westhill area of Inverness. With well-proportioned room sizes and situated in a quiet street, this property offers a lovely family home with ample living space.
The ground floor accommodation comprises the entrance hall, spacious lounge with feature gas fireplace providing cosy focal point to the room and open plan access into the formal dining room, kitchen with plentiful storage, handy utility room and WC. On the first floor the landing gives way to the main bedroom which has an ensuite shower room, three further double bedrooms all benefiting from built-in wardrobes and the family bathroom which completes the accommodation. This property also benefits from gas central heating and double glazing throughout.
Private outdoor space includes a small lawn area to front which borders the single car driveway and single, attached garage with electric, remote-controlled door. The garden to the rear of the property is fully enclosed and features a covered decking and lawn space.
Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the established Westhill district on the East side of Inverness, this property offers a favourable location in a popular residential area with easy access to a range of amenities.
Local amenities within walking distance include convenience store, takeaway restaurant, hair and beauty salons and nursery school. Amenities located nearby in the Cradlehall and Culloden areas include convenience stores, pharmacy, hair and beauty salons, restaurants & takeaways, doctors and dental surgeries and retail units. Both Inverness Retail Park and Inshes Retail Park are a short drive from the property and host a variety of retail and leisure units and large supermarkets. The University of the Highlands and Islands and Raigmore Hospital are also within short driving distance of the property. Inverness City Centre is approximately 4 miles away.
Excellent public transport links offering routes across Inverness are available within walking distance from Tower Road. Major travel routes, including the A9 and A96, are easily accessible from the property. Inverness airport is a 15-minute drive away.
For younger children, primary schooling is available at Smithton Primary School less than 1 mile from the property. Older children would attend Culloden Academy. There is a public bus service that offers transport to the Academy for pupils.

KEY POINTS

- Prime location.
- Ideal family home.
- Public transport links nearby.
- Amenities are within walking distance.
- Nursery, Primary & Secondary schools nearby.

DIRECTIONS

From Inverness City Centre head to Longman Road and continue to the Kessock roundabout, exit onto the A9 Southbound and continue for 0.9 miles. Exit left at the slip road junction onto the Raigmore Interchange. Take the first exit and continue to Inverness Retail Park Roundabout. Take the first exit onto the A96 and follow to Smithton roundabout. Take the second exit onto Barn Church Road and follow for 0.9 miles to the traffic lights. Take a right onto Tower Road and follow for 0.7 miles. Turn right onto Woodlands Drive and take the second left onto Woodlands Grove. Number 7 will be the fourth house on your left-hand side.

ACCOMMODATION

ENTRANCE HALL

1.84 to 1.20 x 1.17 (6'0" to 3'11" x 3'10")
Front external door, built-in shelving, access to lounge and stairs to first floor.

LOUNGE

4.48 x 3.81 (14'8" x 12'5")
Spacious living area with feature gas fire with wooden mantle and marble hearth, the front facing window with open plan access into the dining room creating a bright and inviting feel.

DINING ROOM
3.48 x 2.47 (11'5" x 8'1")
Formal dining room with double patio doors leading out to the decking in the rear garden and access into the kitchen.

KITCHEN
3.47 x 3.29 (11'4" x 10'9")
Wall and base mounted cabinets, worktop space with tiled splash back and one a half bowl stainless steel sink with draining board. Integrated gas hob, oven & grill and extractor fan. Space for white goods and plenty of room for informal dining. Large under-stair cupboard housing fuse box, electric meter and isolation switch for the solar panels. Rear facing window.

UTILITY ROOM
2.25 x 1.59 (7'4" x 5'2")
Base mounted cabinets, wall mounted shelving, space for white goods, boiler, access to WC. Side facing window and rear external door out to the garden.

WC
1.60 x 1.13 (5'2" x 3'8")
WC, wash hand basin with storage and side facing textured glass window.

LANDING
3.47 x 2.95 (11'4" x 9'8")
Provides access to all four bedrooms and family bathroom. Airing cupboard and loft hatch leading to partially floored roof space.

BEDROOM ONE
3.61 x 2.79 to 3.00 (11'10" x 9'1" to 9'10")
Double bedroom with triple, built-in wardrobe and ensuite shower room.

ENSUITE
1.36 x 1.22 to 2.03 (4'5" x 4'0" to 6'7")
Shower, wash hand basin with storage unit, WC, extractor fan and side facing textured glass window.

BEDROOM TWO
3.25 x 2.69 (10'7" x 8'9")
Double bedroom with double, built-in wardrobe and front facing window.

BEDROOM THREE
3.07 x 2.59 to 3.06 (10'0" x 8'5" to 10'0")
Double bedroom with double, built-in wardrobe, further storage cupboard and rear facing window.

BEDROOM FOUR
2.92 x 2.79 (9'6" x 9'1")
Double bedroom with double, built-in wardrobe and front facing window.

BATHROOM
2.30 x 1.90 (7'6" x 6'2")
Bath, wash hand basin with vanity unit, shaving point, WC, extractor and front facing textured glass window.

FRONT GARDEN, DRIVEWAY & GARAGE
Small lawn area bordering both sides of the single car driveway which provides access to the single garage which has an remote controlled, electric door.

REAR GARDEN
Fully enclosed rear garden featured a decking at the rear of the house with a covered seating area, lawn space and gated access to the front garden and driveway.

EXTRAS
All fitted floor coverings, light fittings, a selection of curtains, blinds, poles/tracks, free standing white goods and integrated appliances are to be included in the sale price. Please note the blind at the front door, the curtains in the lounge, dining room and bedroom one will not be included in the sale. If of interest to the purchaser the table and benches in the kitchen, king size bed in bedroom one and single bed in bedroom three can be purchased by separate negotiation.

SERVICES
The subjects benefit from mains electricity, gas and water. Drainage is by way of public sewer. Phone line and fibre optic broadband connectivity available. The boiler was installed in 2024 and has been serviced annual since installation.

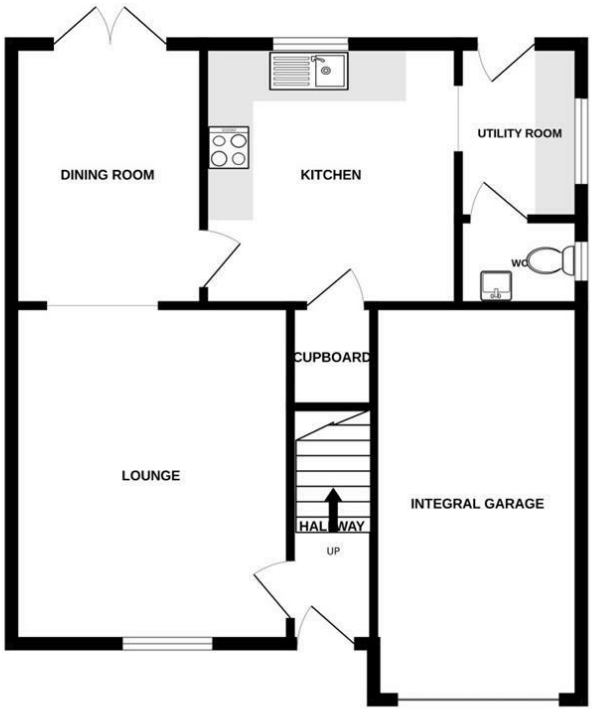
FACTOR
The current Factor at Woodlands Grove is Newton Property Management. The monthly factoring fee is approximately £59.81 PCM. Please note that the cost of the factoring services will change at the discretion of the factor. Services included in the factoring fee apply to communal areas and includes general maintenance, grounds maintenance, playpark maintenance, bin management and home owners liability insurance.

EPC BAND
EPC Band B.

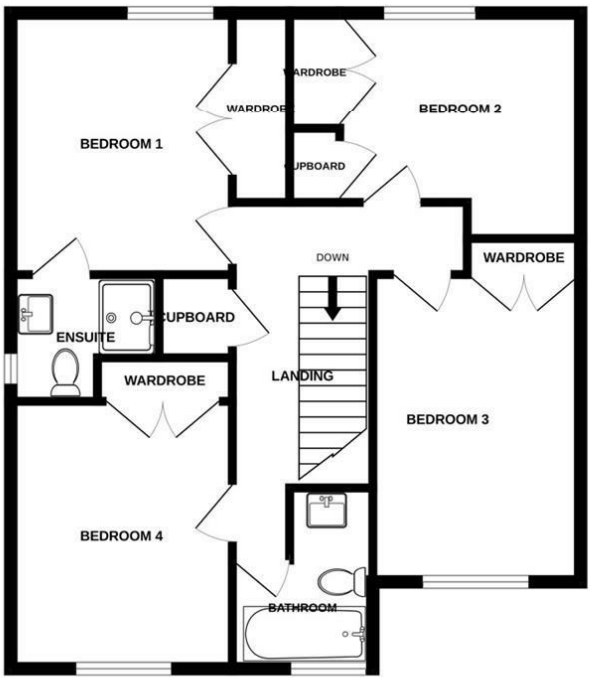
COUNCIL TAX BAND
The current council tax is Band E. Please be aware that this may be subject to change upon sale.

VIEWINGS
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1253sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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