

Innes & Mackay

3 Boswell Crescent
Inverness, IV2 3ET

- FOUR BED DETACHED FAMILY HOME
- STUNNING AND UNINTERRUPED VIEWS ACROSS INVERNESS
- SUN ROOM
- MASTER EN-SUITE
- INTEGRAL GARAGE
- BEAUTIFULLY TENDED GARDENS
- VIEWING HIGHLY RECOMMENDED

OFFERS OVER
£450,000





DESCRIPTION

Set within a quiet and highly sought-after residential area of Inverness, this spacious four-bedroom detached home offers generous living space, private enclosed garden, and the best views across the Moray Firth and beyond. Combining a peaceful setting with excellent access to local amenities, this is a home that offers both comfort and convenience. Inside, the property has been thoughtfully laid out to suit modern living with the addition of a comfortable sun room. The bright and welcoming lounge provides a relaxing space to unwind, while the dining area is ideal for family meals or entertaining guests. Viewing comes highly recommended in order to appreciate this beautiful family home.

LOCATION

Boswell Crescent located in the Inshes district of the city 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 the 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 are laid to grass and have a paved pathway leading to the front door. Lock blocked driveway provides parking for two cars and provides access to the garage. The stunning rear garden has been thoughtfully designed to incorporate and take in the interrupted views. The patio with composite decking and railing to the front house a permanent Gazebo/canopy from where one can enjoy the uninterrupted views and soak up the atmosphere. A pathway leads down to the summer house which has power and light and again, a lovely place to sit, relax and unwind. The gardens are laid to grass here with a mature Apple tree, selection of mature bushes and shrubs adding all year round colour.

ENTRANCE HALLWAY

Attractive part glazed door opens into the entrance vestibule with a further frosted glass door announcing the hallway. Laid with carpet, the hallway provides access to the lounge, kitchen/dining, snug, WC and utility room. Good storage is provided by the understair cupboard and a further cupboard houses the electrics.

LOUNGE

5.09m x 3.93m (16'8" x 12'10")

The lounge is a comfortable and generous sized room located to the rear elevation and enjoys open views across the city courtesy of the triple windows. A further window to the side provides additional light. A feature of this room is the gas coal effect fire set on a polished Caithness slate hearth with solid wood surround giving a pleasing finish. Carpet completes this lovely room.

KITCHEN/DINING

6.61m x 3.99m (21'8" x 13'1")

The kitchen which is laid with attractive laminate floor tiles, is fitted with a fantastic range of floor based units and wall mounted cupboard all providing good storage and working areas. Located below the window to the rear is the one and a half bowl sink with drainer to the side with an integrated dishwasher below. There is also an integrated fridge freezer, wine cooler and a free standing Rangemaster induction stove with stainless steel extractor hood above. With a part glazed door leading out to the side of the property, the kitchen has a good space for dining and sliding patio doors open through to the sun room.





SUN ROOM

3.66m x 2.82m (12'0" x 9'3")

This pleasing addition to this already beautiful home enjoys panoramic views across the city, out towards the West and East by virtue of the triple aspect windows and french doors leading out to the patio.

SNUG

2.90m x 2.77m (9'6" x 9'1")

The snug is located to the front of the property and is laid with carpet giving a pleasing finish.

CLOAK

1.97m x 1.02m (6'5" x 3'4")

The cloakroom is fitted with a dual flush WC and wash hand basin with cupboard under providing good storage. Window to the front and laminate tiled flooring complete this room.

UTILITY ROOM

5.14m x 1.61m (16'10" x 5'3")

The utility room is fitted with floor based units and wall mounted cupboards topped with solid oak work counters all providing good storage and working areas. Plumbed for a washing machine, there is space for a tumble dryer and inset in the work counter is the sink with drainer to the side. Window to the front, ceiling mounted pulley and integrated door to the garage complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing where the four bedrooms and bathroom are located. Window to the side allows a good source of natural light. Two built in cupboards provide storage with one of them housing the water tank. Drop down hatch to partially floored loft space.

BEDROOM 1 & ENSUITE

4.23m x 3.17m (13'10" x 10'4")

The master bedroom is located to the rear elevation and enjoys the most amazing and uninterrupted views across the city and beyond. Laid with carpet, this room benefits from built in wardrobes located behind sliding mirrored doors. Door leads through to the en-suite.

EN-SUITE

3.24m x 1.22m (10'7" x 4'0")

The en-suite is furnished with a four piece suite comprising a dual flush WC, wash hand basin, bidet and walk in shower housing a mains shower finished with attractive wet wall. Laminate floor tiles, ladder style heated towel rail and extractor fan complete this room.

BEDROOM 2

3.26m x 2.76m (10'8" x 9'0")

The second bedroom is a double room, located to the front elevation and benefits from built in wardrobes located behind sliding mirrored doors. Carpet.

BEDROOM 3

4.03m x 2.88m (13'2" x 9'5")

The third bedroom is a double room, located to the rear elevation and benefits from built in wardrobes located behind sliding mirrored doors. Carpet.

BEDROOM 4

2.80m x 2.57m (9'2" x 8'5")

The fourth bedroom is currently used as a study but could be utilised as small single bedroom. The office furniture can be included in the sale.

BATHROOM

2.79m x 2.58m (9'1" x 8'5")

The bathroom is furnished with a four piece suite comprising a dual





flush WC, wash hand basin, bath with hand held tap attached shower head and a separate shower cubicle housing a mains shower. Attractive tiling, laminate floor tiles and window to the front complete the bathroom.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING

Off road parking for two cars. The garage which is accessed via an electric roller door, provides excellent storage, has electric and water.

COUNCIL TAX - Band F

EPC BAND - C78

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, integrated fridge freezer, dishwasher, wine cooler, Rangemaster cooker, extractor hood, summer house, small shed and external canopy/gazebo.

VIEWING

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

























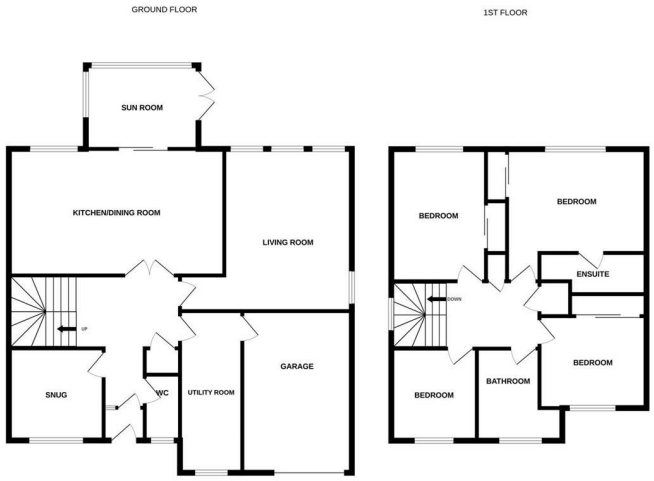












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com

Innes & Mackay