



Innes & Mackay

**15 Woodlands Avenue
Westhill, Inverness, IV2 5DZ**

- **THREE BEDROOM DETACHED VILLA**
- **MASTER EN-SUITE**
- **END OF CUL-DE-SAC LOCATION**
- **IMMACULATE WALK IN CONDITION**
- **GAS CENTRAL HEATING**
- **GARAGE**
- **GARDENS TO FRONT AND REAR**

**Offers Over
£265,000**



DESCRIPTION

Situated within a quiet cul-de-sac in the sought after area of Westhill, this beautifully presented detached villa offers a comfortable home ideal for a growing family. In walk-in condition, the property benefits from three bedrooms, (master en-suite), family bathroom, lounge with dining room off, spacious kitchen, utility room and down stairs WC. Additionally, there is a single garage with a partition wall and door, thus providing additional storage. Viewing comes highly recommended in order to appreciate the accommodation and condition of this desirable property.

LOCATION

The property which is located at the end of the cul-de-sac in the Westhill area of the City, 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.

GARDENS

The garden to the front of the property is laid to grass,

enclosed with a picket fence and tarmac driveway which provides off road parking. To the side, a gate opens through to the rear garden which is laid to grass and has a high feature wall with fencing to the sides providing good privacy. A paved patio area provides an area for outdoor seating and entertaining.

ENTRANCE HALLWAY

Front door opens into the hallway where the lounge can be accessed from together with carpeted stairs leading to the first floor landing. Attractive floor tiles continue from here through to the remainder of the ground floor.

LOUNGE

4.18m x 4.17m (13'8" x 13'8")

The lounge is a comfortable room with large window to the front allowing a good source of natural light. Located off here is the dining room. A feature of the lounge is the gas coal effect fire with marble hearth and wood surround providing a pleasing focal point. A recessed area under the stairs provides good storage.

DINING ROOM

2.85m x 2.29m (9'4" x 7'6")

The dining room is a bright room by virtue of the French doors which open out to the rear garden. Located off this room is the kitchen.

KITCHEN

2.88m x 2.85m (9'5" x 9'4")

The kitchen is fitted with an ample range of floor based units



and wall mounted cupboards all providing good storage and working areas. Below the window to the rear, is the stainless steel sink with drainer to the side along with the gas hob, electric oven and extractor hood above. There is a space for a fridge freezer which will be included in the sale. Attractive tiling between the units give a pleasing finish to the kitchen.

UTILITY ROOM

1.56m x 1.53 (5'1" x 5'0")

The utility room has a wall mounted unit, work counter with washing machine under and space for a tumble dryer. Part glazed door provides access out to the side of the property and a further door opens into the WC.

WC

1.53m x 1.16m (5'0" x 3'9")

The WC is furnished with a dual flush toilet and wash hand basin which has tiling above. Patterned window to the rear completes this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing where three bedrooms and the bathroom are located. A hatch provides access to the partially floored loft space and a cupboard houses the hot water tank.

BEDROOM 1

5.68m x 2.64m (18'7" x 8'7")

Bedroom one is a double room located to the front elevation. With a dormer window and further window to the

side, this room is laid with carpet and has a walk through dressing area which currently houses free standing wardrobes. Doors leads into the en-suite shower room.

EN-SUITE SHOWER ROOM

1.95m x 1.08m

The en-suite shower is furnished with a dual flush WC, wash hand basin with cupboard under and a tiled shower cubicle housing a mains shower. Patterned window to the rear, extractor fan and rustic style floor tiles complete this room.

BEDROOM 2

3.74m x 2.09m (12'3" x 6'10")

The second bedroom located to the rear elevation is a bright room and laid with laminate flooring.

BEDROOM 3

4.17m x 3.30m (13'8" x 10'9")

The third bedroom located to the front elevation is a bright room, laid with carpet and benefits from a half wardrobe providing hanging rail and storage.

BATHROOM

1.69m x 1.66m (5'6" x 5'5")

The family bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin with storage under and bath with mains shower over and screen to the side. With tiling above the bath, this room benefits from a patterned window to rear, extractor fan and floor tiles.



HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

Off road parking. The garage benefits from a partition wall and door providing access to a further room providing excellent storage.

COUNCIL TAX BAND

Band E.

EPC BAND

Band C74

EXTRAS INCLUDED

All fitted carpets, blinds, floor coverings, washing machine, fridge freezer, gas hob, electric oven and cooker hood. Gas coal effect fire in the lounge. Please note that all curtains and light shades will be removed by the seller prior to the sale.

SERVICES

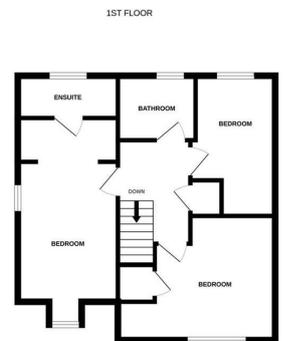
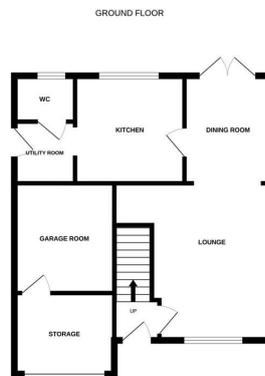
Mains water, drainage, electricity, gas, telephone and TV points.

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

Kintail House
 Beechwood Business Park
 Inverness
 IV2 3BW

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



Innes & Mackay