



Innes & Mackay

**10 Burn Brae Avenue,
Westhill, Inverness, IV2 5RG**

- TWO BEDROOM DETACHED BUNGALOW
- POPULAR SOUGHT AFTER AREA
- LEVEL ACCESS RAMP
- WET ROOM
- CUL-DE-SAC LOCATION
- DETACHED GARAGE
- GAS CENTRAL HEATING

**Offers Over
£225,000**



DESCRIPTION

Located in the sought after and popular Burn Brae area of Westhill, this two bedroom detached bungalow with single garage offers anyone looking for a comfortable home within a quiet cul-de-sac location. The property which is also disabled friendly given the access ramp providing levelled access to the back door, also has a modern wet room which could also be changed into a full functioning shower room. Only by viewing will one appreciate the accommodation this property has to offer Gas central heating, double glazing and well maintained gardens all add to the appeal of this lovely bungalow.

LOCATION

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.

GARDENS

The gardens to this property have been well maintained and looked after over the years, with the front garden being laid to grass and enclosed with a pleasing selection of mature shrubs, trees and hedging. A gravel path leads down the side to a very private rear garden which is laid to grass and benefits from a greenhouse along with timber garden shed providing external storage. High Leylandii hedging encloses the gardens here and to the side is a paved patio area.

ENTRANCE HALLWAY

Part glazed door opens into the entrance vestibule which is carpeted and provides access through to the L-shaped hallway. Located off here are the lounge, kitchen, two bedrooms and wet room along with two single built in cupboards providing good storage. A hatch opens into the partially floored loft space which also benefits from a light.

LOUNGE/DINING

6.59m x 3.62m (21'7" x 11'10")

The lounge is a comfortable room located to the front of the property, with space to the rear for a small dining table. Laid with carpet this room has a door leading through to the Kitchen.

KITCHEN

3.70m x 3.10m (12'1" x 10'2")

The kitchen is fitted with wood fronted floor based units and wall mounted cupboards all providing good storage and working areas. With a window and door to the side elevation, the kitchen benefits from an under counter fridge, freezer, washing machine and electric cooker with extractor hood above. Vinyl flooring, tiling between the units and door to the hallway complete this room.

BEDROOM 1

3.10m x 3.09m (10'2" x 10'1")

Bedroom one is a double room located to the rear of the property, laid with carpet and benefits from a built in wardrobe providing hanging rail and storage.

BEDROOM 2

3.33m x 2.71m (10'11" x 8'10")

The second bedroom, also laid with carpet, has a built in single wardrobe providing hanging rail and storage. Window to the rear from where views can be enjoyed over to the Kessock Bridge and Moray Firth.



WET ROOM

2.16m x 1.47m (7'1" x 4'9")

The wet room which has been recently completed within the last few years, is furnished with a WC, wash hand basin and walk in shower with half height folding doors and a mains powered shower. Window to the side, vinyl safety flooring and wet wall complete this room.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

Ample off road driveway parking leading to the detached garage with has power and light together with fitted storage units.

COUNCIL TAX

Band D

EPC

Band C74

EXTRAS INCLUDED

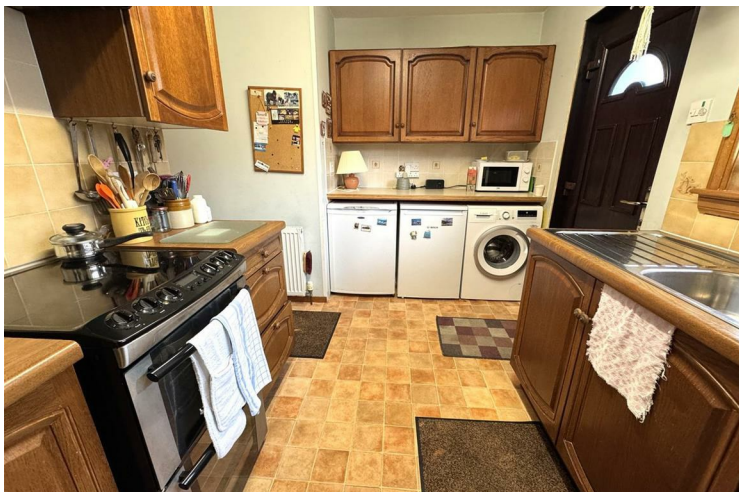
All fitted carpets, curtains, blinds, fridge, freezer, washing machine, electric cooker. Greenhouse and garden shed.

SERVICES

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

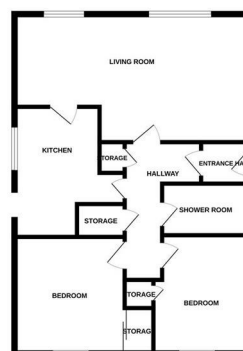
VIEWING

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





GROUND FLOOR



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