

3 Woodlands Place, Westhill, Inverness, IV2 5DT

Offers Over £200,000



- 4 bedroom end-terrace villa in well established area
- Perfect as a family home or first time buy
- Spacious accommodation, extended to the rear
- Lounge/sun room, kitchen/diner, WC, 4 bedrooms, bathroom
- Enclosed back garden, allocated parking space
- EPC Band C

Fantastic opportunity to purchase a 4 bed end-terrace villa in the ever well established area of Inshes Wood. The downstairs accommodation comprises of lounge/sun room/bar which has a wood burning stove, dual aspect windows, Velux windows and French doors leading to the back garden. The spacious kitchen/diner benefits from an integrated gas hob, electric oven and extractor and there is plumbing for a washing machine. The dining area can accommodate a table and 6 chairs and benefits from a sliding door to the lounge/sun room. There are two good size bedrooms, one with fitted wardrobes. A useful WC completes the ground floor accommodation. Upstairs there are two further bedrooms and the family bathroom with electric shower over the bath. There is good storage throughout with two cupboards downstairs and two hall cupboards upstairs. This property is equipped with a high spec alarm system and interlinked smoke alarms throughout. There is gas central heating and double glazing throughout. The rear garden is very private and fully enclosed. There is off street parking for 1 car as well as on-street parking. Overall, this lovely property will appeal to both families and those looking to buy their first home.

Rooms

Lounge	(13' 10" x 20' 2") or (4.21m x 6.15m)
Kitchen	(11' 6" x 9' 9") or (3.50m x 2.97m)
Dining Area	(11' 3" x 10' 1") or (3.44m x 3.07m)
WC	(3' 5" x 6' 0") or (1.03m x 1.82m)
Bedroom 1	(12' 5" x 15' 5") or (3.79m x 4.70m)
Bedroom 4	(10' 2" x 11' 6") or (3.11m x 3.50m)
Bedroom 2	(11' 1" x 11' 5") or (3.39m x 3.49m)
Bedroom 3	(8' 11" x 13' 6") or (2.73m x 4.12m)
Bathroom	(6' 6" x 6' 7") or (1.98m x 2.00m)

Extras

All fitted floor coverings, fixtures and fittings, excluding the light fittings. Curtains, curtain poles and window blinds. Integrated gas hob, electric oven and extractor. Items of furniture could be included in the sale.

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Tenure

Freehold

Council tax

Band C

Viewing

To arrange a viewing of this property please contact Katherine on 07808292045 or 01463233218.



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