

# 7 Boswell Park

Inshes, Inverness, IV2 3GA

Offers Over £385,000







### Overview

- Beautifully presented split level detached villa with views
- Sought after Inshes Primary School catchment
- Large lounge, open plan kitchen/diner/family room, utility, wc
- 4 double bedrooms, principal ensuite, family bathroom
- Sunny enclosed rear garden with patio, garage, drive for 2 cars
- EPC Band B



### Description

Fantastic opportunity to purchase a spacious detached villa in the popular Inshes area of Inverness. Situated on a quiet cul de sac with impressive views across Inverness towards the Black Isle and Ben Wyvis, this impressive 4 bedroom villa is spread across multiple levels. Walk in condition, this home will appeal to professionals and families alike. The lower floor offers a modern kitchen/diner/family room which is the heart of the home. Integrated appliances include a gas hob, oven, extractor, fridge/freezer and dishwasher. There is ample space for a dining table and 6 chairs and French doors open into the rear garden, making it the perfect place to entertain. A useful utility room, with access to the rear garden completes the lower floor. The ground floor has a generously appointed formal lounge and WC. The upper floors offer 4 double bedrooms and the family bathroom. Bedrooms 1 and 2 have panoramic views across Inverness to the Moray Firth and Black Isle, with the principal bedroom also benefitting from an ensuite shower room. There is good storage space throughout, in addition to fitted wardrobes in 3 bedrooms, there are 2 hall cupboards. There is double glazing, gas central heating and PV solar panels. The single attached garage offers additional storage and the drive has parking for 2 cars. The rear garden is fully enclosed, laid to lawn and has a patio area which catches the sun through the afternoon into the evening. This property would suit those looking for a spacious family home, in a prime location.





## Room Dimensions

Lounge	(11' 11" x 18' 6") or (3.64m x 5.63m)
Kitchen / Diner	(28' 10" x 13' 6") or (8.80m x 4.12m)
Utility Room	(5' 6" x 6' 5") or (1.68m x 1.96m)
WC Toilet	(3' 7" x 8' 1") or (1.09m x 2.46m)
Bedroom 1	(10' 5" x 13' 3") or (3.18m x 4.03m)
Bedroom 2	(8' 6" x 10' 10") or (2.60m x 3.30m)
Bathroom	(6' 8" x 7' 2") or (2.02m x 2.19m)
Bedroom 3	(11' 11" x 13' 9") or (3.63m x 4.19m)
Bedroom 4	(9' 8" x 9' 9") or (2.94m x 2.97m)







### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include a gas hob, oven, extractor, fridge/freezer and dishwasher.

### Services

Mains gas, electricity, water and drainage. Satellite, telephone and broadband.

### Floor Area

147m<sup>2</sup>

### Council Tax

Band F

### Tenure

Freehold

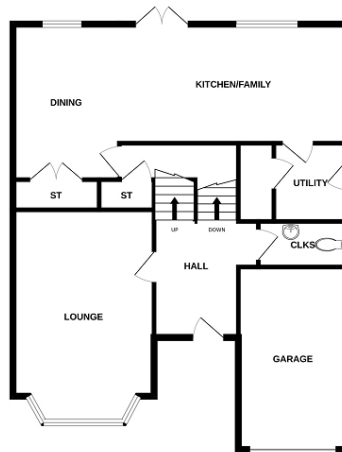
### Entry

By mutual agreement.

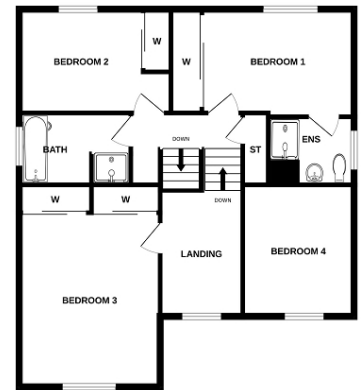
### Viewing

To arrange a viewing of this property please contact Karine on 01463 233218 or 07919176787.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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