

# 9 Leanach Court

Westhill, Inverness, IV2 5DE

Offers Over £285,000







### Overview

- Immaculate and spacious 3 bed detached family home
- Sought after Cradlehall Primary School catchment
- Ideal for young families or first time buyers
- Lounge, kitchen/diner, utility, 3 double bedrooms, shower room, WC
- Fully enclosed sunny rear garden, garage, drive with parking for 1 car
- EPC band C



### Description

Immaculate 3 bedroom detached family home located in a prime position in the popular Westhill area of Inverness. This fantastic property has a flexible layout, with spacious accommodation and neutral decor which will attract a wide range of buyers. There is a large lounge overlooking the rear garden, with feature wood burning stove and a dining nook which is also a useful small office space. The kitchen/diner has integrated appliances including an induction hob, extractor, oven and dishwasher, with space for a fridge/freezer. There is ample room for a dining table and 6 chairs and patio doors open into the rear garden. Adjacent is a useful utility room. Continuing on the ground floor is a large double bedroom and WC. Upstairs there are 2 spacious double bedrooms and the modern family shower room. There are outlooks from upstairs over the Moray Firth and Black Isle. In addition to fitted storage in all three bedrooms there are four hall cupboards as well as a large kitchen pantry. The property is completed with double glazing and gas central heating throughout. The south facing rear garden is mostly laid to lawn, with a pond and patio area which is well placed to enjoy the sun throughout the day. The front is laid to gravel with raised planters for low maintenance. To the side there is a driveway with space for one vehicle leading to the garage.





## Room Dimensions

**Lounge** (15' 8" x 16' 9") or (4.78m x 5.11m)

**Kitchen / Diner** (15' 7" x 10' 5") or (4.76m x 3.18m)

**Utility Room** (6' 2" x 4' 4") or (1.89m x 1.33m)

**Wc** (7' 10" x 3' 9") or (2.40m x 1.15m)

**Bedroom 3** (10' 6" x 14' 8") or (3.19m x 4.47m)

**Bedroom 1** (12' 6" x 12' 8") or (3.82m x 3.85m)

**Bedroom 2** (12' 10" x 7' 11") or (3.90m x 2.42m)

**Shower Room** (5' 10" x 9' 6") or (1.77m x 2.89m)







#### Floor Area

124m<sup>2</sup>

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and window blinds. Integrated appliances including induction hob, oven, extractor and dishwasher. Fridge/freezer. Green house.

#### Services

Mains gas, electricity, water and drainage. Telephone and full fibre Broadband.

#### Council Tax

Strictly By Appointment Only

#### Tenure

Freehold

#### Entry

Immediate entry available.

#### Viewing

To arrange a viewing of this property please contact Emma on 07850407884 or 01463 233218.



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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