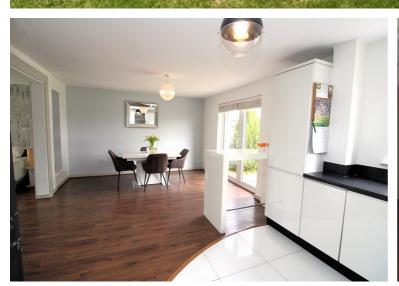
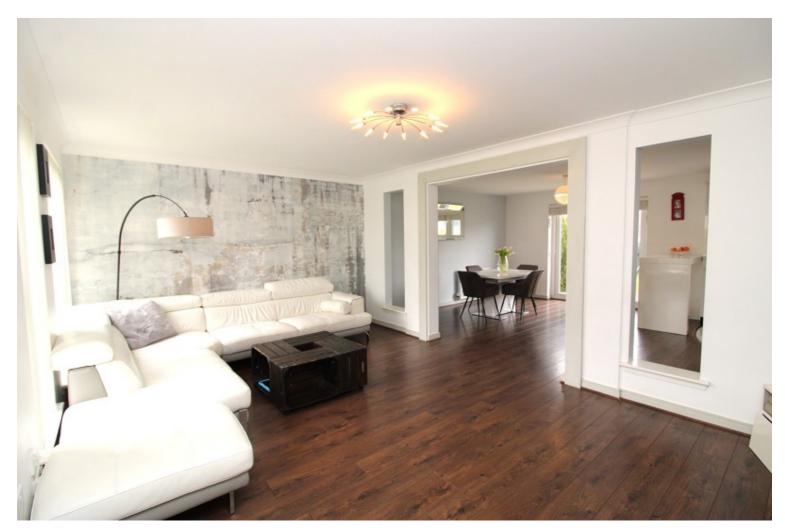
3 Bowmore View Westercraigs, Inverness, IV3 8RT

Offers Over £245,000









Overview

- Fantastic 3 bedroom semi-detached house in quiet location
- Beautifully presented in walk-in condition
- Lounge, open plan kitchen/dining room, wc
- 3 double bedrooms, principal ensuite & family bathroom
- Sunny rear garden with decking area, summer house, drive
- EPC Band C



Description

Fantastic opportunity to purchase a stylish semi detached villa located in a popular quiet location. Built by Robertson Homes this immaculate property has been finished to a high standard and is in walk in condition. The rooms are all generously proportioned and the decor has a contemporary and neutral finish and will appeal to many. On the ground floor is the lounge which benefits from a large window overlooking the front. The spacious open plan kitchen/dining room is the heart of the home and provides a fantastic space for living and entertaining. The modern kitchen has ample storage with good work top space and offers integrated appliances including a gas hob, electric oven, extractor, fridge/freezer and dishwasher. The dining area has ample room for a dining table with 8 chairs and has French doors that open on to the patio. Completing the ground floor accommodation is a useful WC. Upstairs there are 3 good sized double bedrooms and the family bathroom. The spacious principal bedroom benefits from an ensuite shower room. There is excellent storage including wardrobes in all the bedrooms, a large cupboard and a partially floored loft with Ramsay ladder. There is double glazing and gas central heating throughout. The fully enclosed rear garden is mostly laid to lawn with a recently fitted composite decked area and summer house. The driveway to the property provides parking for 2 cars. This fantastic home will appeal to those looking for a modern family property in a desirable quiet location.



Room Dimensions

Lounge Additional	(18' 3" x 11' 9") or (5.57m x 3.59m)
Kitchen / Diner	(21' 11" x 12' 10") or (6.68m x 3.91m)
Wc	(5' 8" x 6' 6") or (1.73m x 1.98m)
Principal Bedroom	(13' 0" x 11' 1") or (3.95m x 3.39m)
Principal Bedroom En Suite	e (6' 11" x 5' 9") or (2.10m x 1.74m)
Bedroom 2	(10' 6" x 11' 11") or (3.20m x 3.63m)
Bedroom 3	(9' 1" x 7' 9") or (2.78m x 2.37m)
Bathroom	(9' 4" x 6' 9") or (2.84m x 2.05m)







Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Window blinds. Integrated gas hob, electric oven, extractor, fridge/freezer and dishwasher. Summer house.

Services

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

Maintenance Fee

There will be a factoring charge of approximately $\pounds120$ per annum for the maintenance of the communal areas within the development.

Council Tax Band E

Tenure Freehold

Floor Area 109m2

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Katherine on 07808 292045 or 01463



Tel: 01463 233218

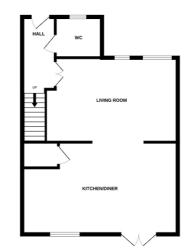
The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

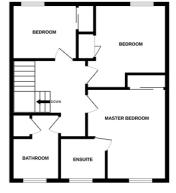
info@tailormademoves.co.uk

www.tailormademoves.co.uk

GROUND FLOOR

1ST FLOOR





Park, Inverness. IV2 3BL



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself of your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.