



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**6 Woodlands Avenue, Westhill IV2 5DZ**

**Offers over £260,000**





## 6 Woodlands Avenue

Westhill, Inverness, IV2 5DZ

Fabulous 3 bedroom (one en-suite) detached family home, with integral garage, situated in a quiet cul-de-sac in the popular and sought after Westhill area of Inverness. The home is bright and spacious and well positioned to enjoy views of the Moray Firth from the upstairs bedrooms.

### Entrance hallway

7'3" x 4'3" (2.23m x 1.3m)

### Open plan lounge/dining room

17'7" x 8'6" x 8'5" x 8'6" (5.36m x 2.6m x 2.58m x 2.6m)

### Kitchen

8'10" x 7'10" (2.7m x 2.4m)

### Utility room

5'2" x 4'11" (1.58m x 1.5m)

### Cloakroom

5'2" x 2'11" (1.58m x 0.9m)

### First floor hallway

### Principal bedroom

10'6" x 8'9" x 7'5" x 4'10" (3.21m x 2.68 x 2.27 x 1.48m)

### En-suite shower room

4'9" x 4'0" (1.46m x 1.22m)

### Bedroom 2

11'9" x 7'4" (3.6m x 2.24m)

### Bedroom 3

10'9" x 10'5" (3.30m x 3.20m)

### Bathroom

6'9" x 3'10" (2.06m x 1.17m)

### Integral garage

17'7" x 8'6" (5.36m x 2.6m)







**Garden ground**

**Extras**

**Heating and glazing**

**Services**

**EPC**

**Council Tax**



Westhill is on the eastern edge of Inverness and is approximately 3 miles from the City Centre. There is a range of local amenities nearby including a bakers, convenience store, hairdressers, takeaway and nursery. Primary school pupils attend Smithton Primary School and secondary pupils attend Culloden Academy, which also has a community leisure complex.

Beautiful walks can be enjoyed in the nearby Culloden Woods. The property is conveniently located for commuting to Inverness city centre, retail parks, Inverness Campus of UHI and Raigmore Hospital.

A bus service runs to and from the city centre where an extensive range of retail, leisure and business facilities can be found. Inverness Airport is approximately seven miles away and offers national and European flights.

**Accommodation:**

**Entrance hallway 2.23m x 1.3m**

The front door opens into the hallway. Window to side. Coat hooks. Door to lounge and staircase to first floor.

**Open plan lounge/dining room 5.36m x 2.6m x 2.58m x 2.6m**

Double aspect to front and bay window to rear. T.V point. Ample power sockets. Understairs storage area with door to integral garage. Laminate flooring.

**Kitchen 2.7m x 2.4m**

Window to rear. Wall and base units with worktop and tiling. Stainless steel sink with mixer tap. Gas cooker and (gas/electric?) oven with extractor hood. Bosch fridge freezer. Spotlights. Vinyl flooring.

**Utility room 1.58m x 1.5m**

Door to rear. Worktop and wall unit housing the Potterton Suprima central heating boiler. Samsung washing machine. Dishwasher. Door to cloakroom. Vinyl flooring.

**Cloakroom 1.58m x 0.9m**

White WC and pedestal wash hand basin with tiled splashback. Window to rear. Vinyl flooring.

**First floor hallway**

Doors to three bedrooms and bathroom. Hatch to roof space. Carpet.

**Principal bedroom 3.21m x 2.68 x 2.27 x 1.48m**

Double aspect to front and window to rear with views of the Moray Firth. Dressing area with triple fitted mirrored wardrobe. Carpet. Spotlights.

**En-suite shower room 1.46m x 1.22m**

Window to rear. White WC and wash hand basin set in a vanity unit with tiled splashback. Display shelf. Recessed shower cubicle with mains shower and tiling. Extractor. Vinyl flooring.

**Bedroom 2 3.6m x 2.24m**

Window to rear with views of the Moray Firth. Carpet.

**Bedroom 3 3.30m x 3.20m**

Window to front. Cupboard housing water tank with shelves. Carpet.

**Bathroom 2.06m x 1.17m**

Window to rear. White WC and wash hand basin set in vanity unit with tiled splashback and mirror above. Bath with mains shower above, shower curtain and tiling to walls. Extractor.

**Integral garage 5.36m x 2.6m**

Door from downstairs cupboard off the lounge, with up and over door. Power and light.

**Garden ground**

There is a tarmacadam driveway to the front of the property providing off street parking for two cars and a gravelled area for low maintenance. Two gates at each side of the property lead round to the rear garden.

A paved path at the side of the property leads to the rear door.

The fully enclosed rear garden is mainly laid to lawn with a paved patio area.

**Extras**

All fitted floor coverings, curtains, blinds, washing machine, dishwasher and fridge freezer are included in the sale price.

**Heating and glazing**

Gas central heating and double glazing throughout.

**Services**

Mains gas, electricity, water and drainage.

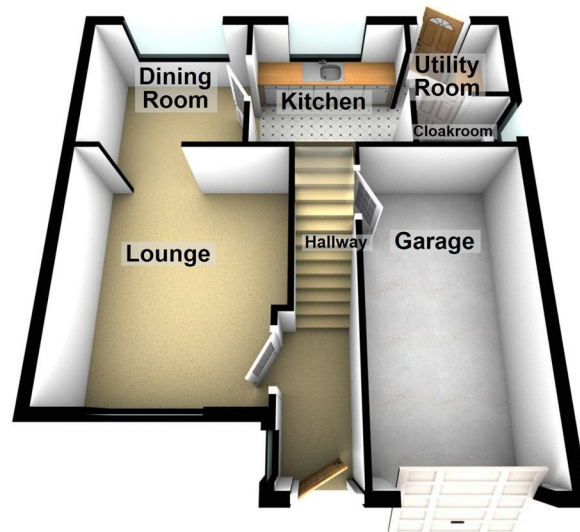
**EPC Rating C**

**Council Tax Band E**

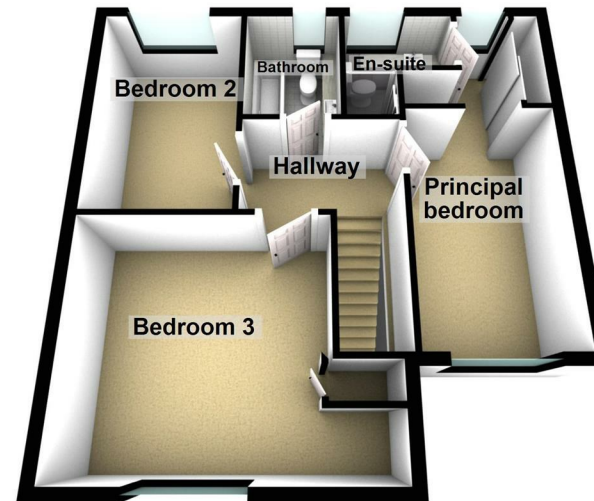




**Ground Floor**



**First Floor**

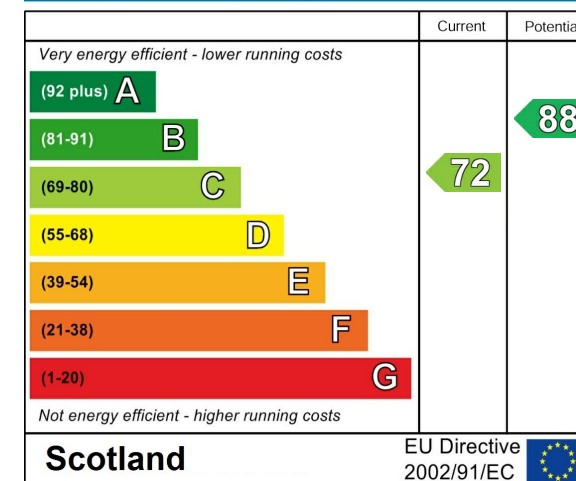




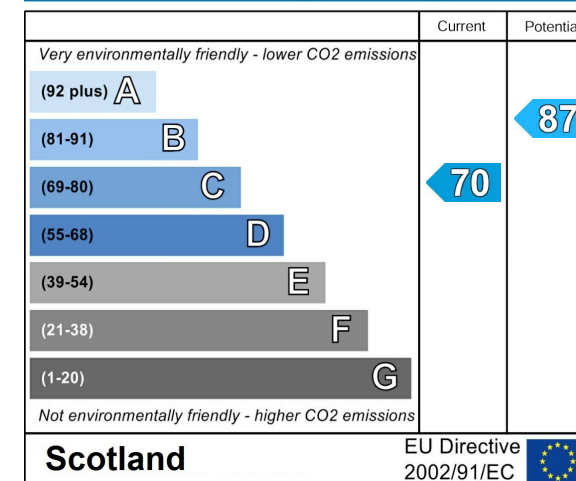


## Energy Efficiency Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



## Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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