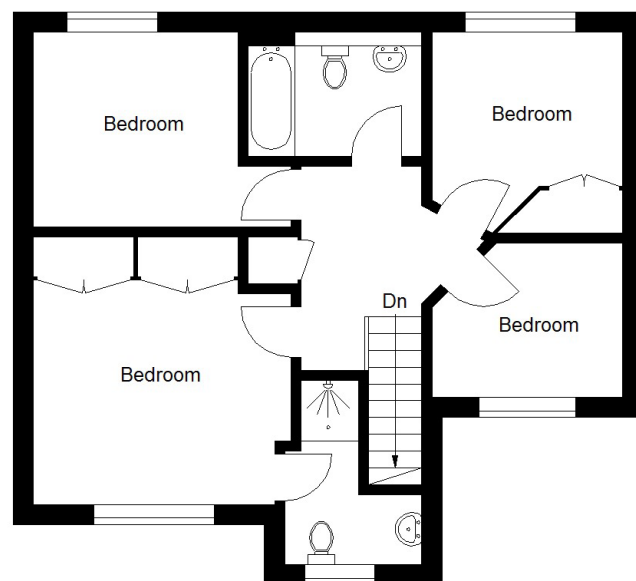


Ground Floor



First Floor

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

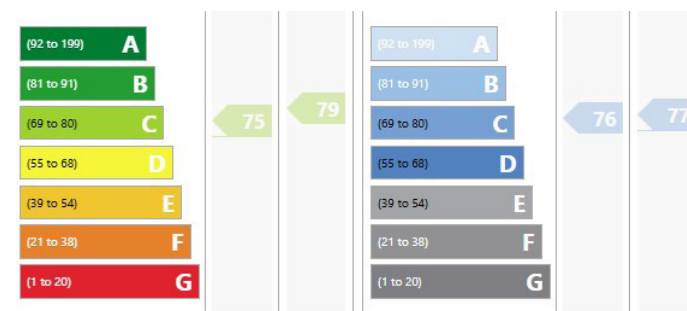
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £285,000

A full Home Report is available via Munro & Noble website.



## 15 Admirals Way Inverness IV2 5GT

A four bedroomed, detached villa with integral garage, located in Westhill that is fully double glazed, has gas central heating and gardens.

**OFFERS OVER £285,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Detached Villa



4 Bedrooms



1 Reception



2 Bathrooms



Gas



Garden



Garage



Driveway





**Kitchen/Diner**



**Kitchen/Diner**









Lounge



Bathroom

**Property Description**

Located in a quiet cul-de-sac in the popular Westhill area of the city, this attractive detached villa has been designed for modern day family living and early viewing is highly recommend. It offers many pleasing features including well-proportioned rooms, neutral décor that will appeal to many, double glazing and gas central heating. The ground floor accommodation comprises an inviting entrance hall (with an understairs storage cupboard) a WC, a spacious lounge, and a well appointed kitchen/diner with French doors opening onto the rear elevation. This room is fitted with wall and base mounted units with worktops, has complimentary splashback tiling and a 1 ½ stainless steel sink with mixer tap and drainer. The integral appliances include an eye-level electric oven, a gas hob with extractor fan over, a dishwasher, washing machine and a separate fridge and freezer. All four bedrooms can be found on the first floor with the principle bedroom boasting double fitted wardrobes and an en-suite shower room. Completing the accommodation is the modern family bathroom that comprises a WC, a wash hand basin, and a bath with mains shower over. Externally, the property has an area of lawn and lock-block driveway to the front elevation that provides space for off-street parking for two vehicles and in turn leads to the integral garage, which has power, lighting, an up and over door, and a pedestrian door which gives access to the rear elevation. The rear elevation is fully enclosed by timber fencing and is laid to a combination of lawn and gravel with a decking area which is perfectly positioned to take advantage of the sunshine. Local amenities that are within walking distance include a Scotmid grocery store, take-away, a nursery and hairdresser/beauticians. Further local amenities include Harry Gow's bakery and a bus service into the city centre where a more comprehensive range of amenities can be found. The property is conveniently located next to Culloden Woods, where a range of outdoor activities can be enjoyed.



Bedroom Three



Bedroom Four

**Rooms & Dimensions**

- Entrance Hall
  - Lounge  
Approx 3.59m x 4.02m
  - Kitchen/Diner  
Approx 5.76m x 2.89m
  - WC  
Approx 2.10m x 0.82m
  - Landing
  - Bedroom Four  
Approx 2.96m x 2.29m
  - Bedroom Three  
Approx 2.96m x 2.30m
  - Bathroom  
Approx 2.68m x 1.83m
  - Bedroom Two  
Approx 3.00m x 2.92m
  - Bedroom One  
Approx 3.68m x 3.36m
  - En-Suite Shower Room  
Approx 2.53m x 2.06m
  - Garage  
Approx 5.80m x 2.83m
- \*At widest point

