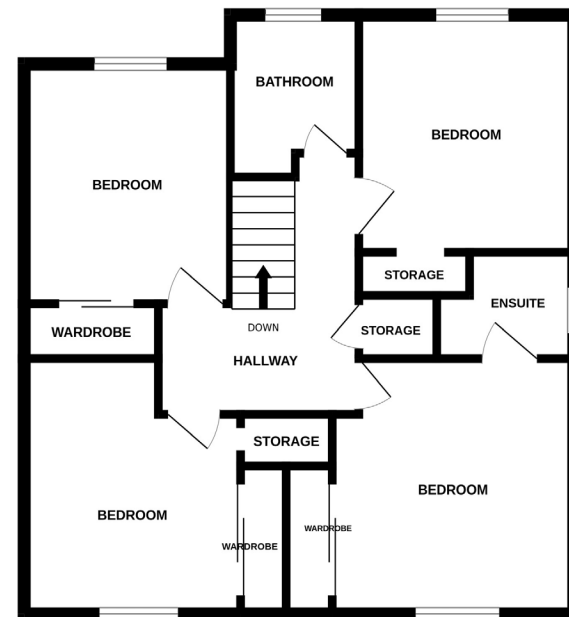
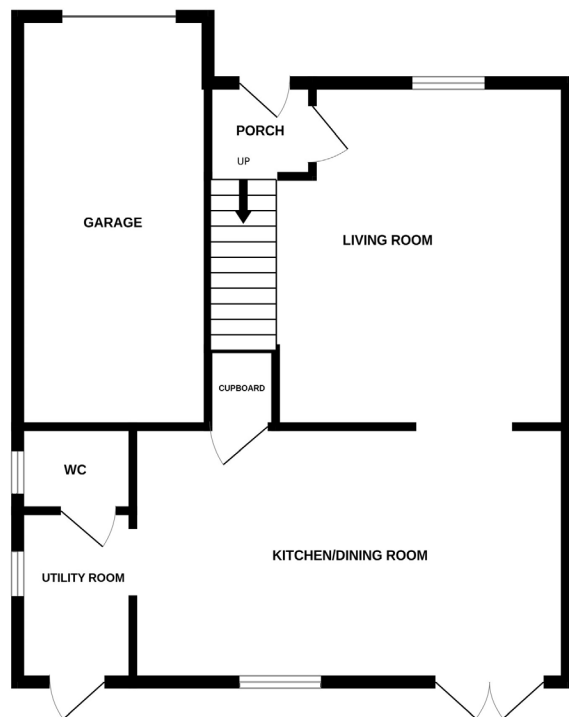




Services

Mains gas, water, electricity and drainage.

Extras

All carpets, fitted floor coverings, blinds and selected curtains.

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.

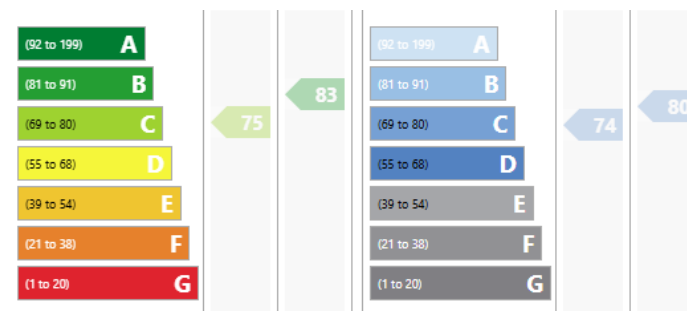
Entry

By mutual agreement.

Home Report

Home Report Valuation - £300,000

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



5 Woodlands Avenue Inverness IV2 5DZ

An impressive, four bedroomed, detached villa with attached single garage that benefits from double glazing, gas central heating, and a private garden.

OFFERS OVER £298,000

📍 The Property Shop, 20 Inglis Street, Inverness

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Property Overview



Detached Villa



4 Bedrooms



1 Reception



Office Potential



2 Bathrooms



Gas



Garden



Garage

Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Kitchen/Diner



Kitchen/Diner





Lounge

Property Description
 5 Woodlands Avenue is a beautifully presented, four bedroomed detached villa with single garage located in the ever popular Westhill. This home is sure to appeal to a number of prospective purchasers including families and professionals working from home, as it provides a fantastic space for comfortable modern day living and relaxing. The current owners have sought perfection through a number of detail-oriented additions with the home offering a number of fantastic features including a Wren fitted kitchen, oak doors, modern wall panelling, double glazed windows, and gas central heating. The clever use of glazing allows an abundance of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. On the ground floor is an entrance hall, which leads to the cosy front facing lounge that boasts a stylish media wall and an open plan kitchen/diner, off which lies a useful utility room and WC. The fully equipped kitchen/diner forms the heart of the home and provides ample space for a large table and chairs for formal dining and entertaining guests, plus has the advantage of French doors which open onto the rear garden, offering indoor/outdoor living. It is fitted with sleek, Wren mounted units and worktops, and has 1 ½ sink with drainer with instant hot water tap and complimentary splashbacks. Integrated appliances include a dishwasher and fridge-freezer, a Bosche gas hob with extractor fan over, and a Bosche electric oven. From here, there is an archway to the utility area which has mounted units mirroring the kitchen, space for a washing machine and tumble dryer, and two further doors to the useful WC and rear garden. Upstairs there is a bright and airy landing, which gives access to the loft (which is floored with a fitted ladder) and four double bedrooms, with the principal bedroom benefiting from an en-suite shower room. Completing the accommodation is the family bathroom which has a bath with electric shower over, and a vanity wash hand basin and a WC. There is excellent storage throughout with cupboards in the kitchen and landing, as well as all bedrooms boasting fitted storage facilities. Outside, the tarmac driveway provides off-road parking for three cars and leads to the attached single garage which has power, lighting and an up-and-over door. The split-level, low maintenance rear garden has a handy outdoor tap, is laid to lawn and gravel and fully enclosed by timber fencing and walling, offering privacy and a safe place for children to enjoy the outdoors. Viewing of this property is essential as it occupies an excellent plot and is the perfect purchase for those wanting a quality home in a modern development. 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.



Utility Room



WC



Bathroom

- Rooms & Dimensions**
- Entrance Hall
 - Lounge
Approx 3.49m x 4.47m
 - Kitchen/Diner
Approx 5.86m x 3.47m
 - Utility Room
Approx 1.60m x 2.25m
 - WC
Approx 1.59m x 1.13m
 - Landing
 - Bedroom Two
Approx 3.53m x 2.68m
 - Bedroom Four
Approx 2.59m x 3.26m
 - Bedroom One
Approx 2.98m x 3.60m*
 - En-Suite Shower Room
Approx 1.38m x 2.03m
 - Bedroom Three
Approx 2.79m x 2.92m
 - Bathroom
Approx 1.89m x 2.28m
 - Garage
Approx 2.63m x 5.49m
- *At widest point

