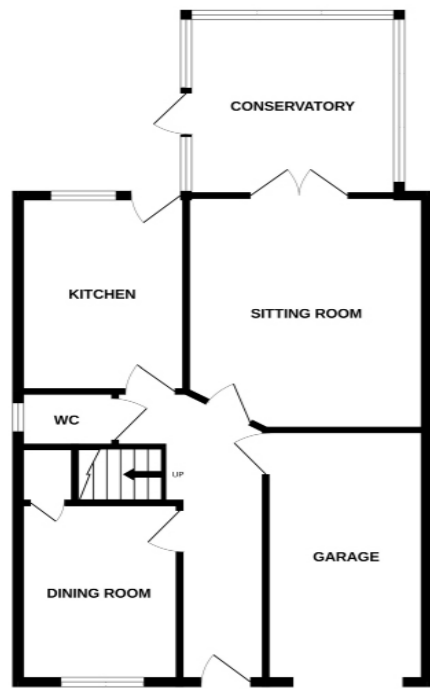
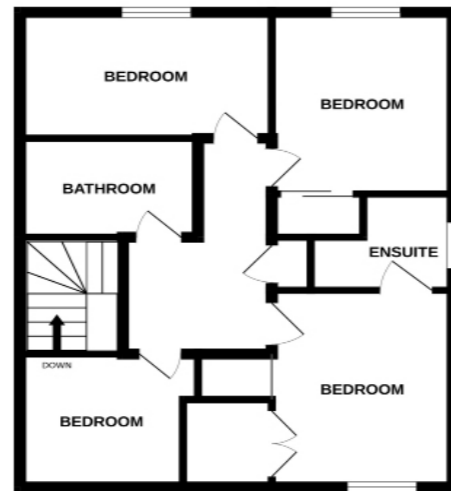


GROUND FLOOR



FIRST FLOOR



Services

Mains water, gas electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Entry

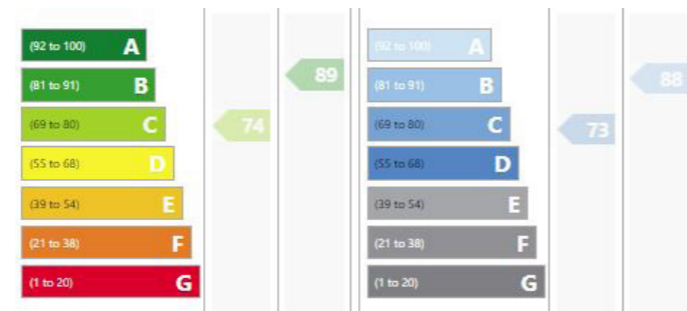
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £265,000
A full Home Report is available via Munro & Noble Website.



**18 Westfield Brae
Westhill
Inverness
IV2 5TL**

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

OFFERS OVER £263,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



- Detached House
- 4 Bedroom
- 1 Reception
- 2 Bathroom
- Garden
- Gas
- Garage
- Conservatory
- Office

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Lounge



Conservatory



Master Bedroom



En-Suite Shower Room





Kitchen



Property Description

Located in a quiet cul-de-sac, in the popular Westhill area of the city, this attractive detached villa with conservatory has been designed for modern day family and early viewing is highly recommend. It offers many pleasing features including well-proportioned accommodation, neutral décor that will appeal to many, double glazing and gas central heating. The ground floor accommodation comprises an inviting entrance hall (from which the integral garage can be accessed) a WC, a spacious lounge with French doors to the well-placed conservatory and a dining room, which is currently utilised as an office. The well-appointed kitchen is fitted with wall and base mounted units with worktops, splashbacks and a stainless steel bowl sink drainer with mixer tap. The integral appliances include an electric oven, a gas hob with extractor over, a dishwasher, a washing machine and a fridge freezer. All four bedrooms can be found on the first floor with the master bedroom boasting a double fitted wardrobe and an en-suite shower room. Completing the accommodation is the family bathroom that comprises a WC, a vanity wash hand basin and a bath completed with complimentary tiling. Externally, the property has an area of lawn and tarmac driveway to the front that provides space for off-street parking for two vehicles and in turn leads to the integral garage, which has power, lighting and a roller door. The rear garden is fully enclosed by timber fencing and walling and is laid to a combination of patio and grass with a number of shrubs. There is raised decking area that is perfectly positioned to take advantage of the sunshine and sited here is a timber shed. 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.

Rooms & Dimensions

- Entrance Hall
- Dining Room/Office
Approx 2.50m x 3.32m
- WC
Approx 1.03m x 1.54m
- Kitchen
Approx 2.60m x 3.39m
- Lounge
Approx 3.72m x 4.35m
- Conservatory
Approx 3.29m x 3.60m
- Landing
- Bathroom
Approx 1.62m x 2.60m
- Bedroom Four
Approx 3.00m x 2.21m
- Master Bedroom
Approx 3.38m x 2.71m
- En-Suite Shower Room
Approx 1.92m x 1.61m
- Bedroom Two
Approx 2.72m x 3.03m
- Bedroom Three
Approx 2.10m x 3.65m
- Garage
Approx 2.49m x 4.98m

Bedroom Three



Dining Room/Office



Bathroom



Bedroom Four