



Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. An American style fridge-freezer and washing machine. Some items of furniture are available under separate negotiation.

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.

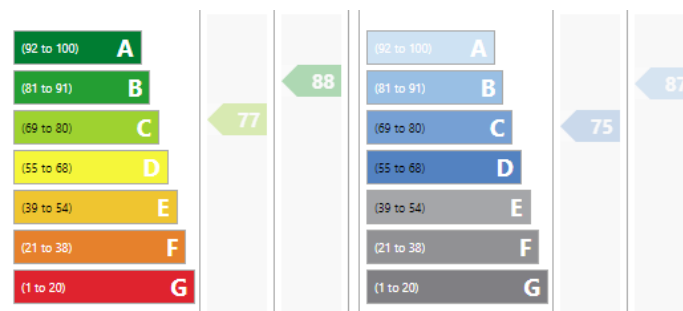
Entry

By mutual agreement.

Home Report

Home Report Valuation - £300,000

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



12 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 £300,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



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.

Kitchen/Diner



Bedroom Three



Bedroom One



Bedroom Two





Lounge

Property Description
 Located in a quite 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 accommodation, attractive 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 large storage cupboard/utility room, and the principle bedroom which benefits from an en-suite shower room and walk-in wardrobe. On the first floor can be found, a bright and spacious lounge with feature electric fire within a stone surround, a kitchen/diner, a single bedroom (which is currently being utilised as an study), and two further double bedrooms, with one having fitted wardrobes and an en-suite shower room. The family bathroom completes the accommodation and has been fitted with a three piece suite comprising a WC, a wash hand basin, a bathtub with mains shower over and complimentary tiling. The kitchen/diner comprises wall and base mounted units with worktops, a 1 ½ stainless steel sink with mixer tap and drainer, an integrated dishwasher, electric oven and a gas hob with extractor fan over. Included in the sale is the American style fridge-freezer and washing machine. There is space for a dining table and chairs and the kitchen gives access to the rear elevation through the French doors.
 Externally, the property has a wraparound garden with the rear garden being laid to lawn, having some mature plants and flowers, with a patio area perfectly positioned to enjoy the sunshine. The front elevation has a lock-block driveway providing ample space for parking. 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.



Bathroom



Bedroom Four/Study



Lounge

Rooms & Dimensions

Entrance Hall

Bedroom One
 Approx 3.77m x 3.35m

En-Suite Shower Room
 Approx 2.04m x 1.50m

Walk-in Wardrobe
 Approx 1.47m x 2.40m

Lounge
 Approx 3.66m x 4.98m

Kitchen/Diner
 Approx 4.50m x 3.38m

Bedroom Four/Study
 Approx 2.55m x 2.43m

Landing

Bedroom Three
 Approx 3.30m x 2.55m

Bathroom
 Approx 2.36m x 1.77m

Bedroom Two
 Approx 3.21m x 3.34m

En-Suite Shower Room
 Approx 1.20m x 1.92m

Garage
 Approx 3.20m x 5.79m

