

Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



LOCATION

8 BIRCHWOOD ROAD, INVERNESS IV2 5DW

ACCOMMODATION

ENTRANCE HALL, CLOAKROOM, DINING ROOM/FAMILY ROOM, KITCHEN/BREAKFAST ROOM, UTILITY AREA, FIRST FLOOR LOUNGE, 4 BEDROOMS, BATHROOM AND STUDY /5TH BEDROOM.

DOUBLE GLAZING AND ELECTRIC HEATING.

GARDENS OFF STREET PARKING

DESCRIPTION

This spacious four bedroom mid terraced property is on three floors and is situated in a popular residential area of Inverness with views to the Moray Firth and Black Isle from the upper floors. Large kitchen with dining room/family room and cloakroom on the ground floor, bright well proportioned lounge and two double bedrooms on the first floor and two further double bedrooms, bathroom and study/5th bedroom on the second floor. Convenient for local amenities with Inshes Retail Park close by and within the catchment area for Cradlehall Primary School and Culloden Academy.

PRICE

Fixed Price £158,000

HSPC REF NO

28420

VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF
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LOCATION

Inshes Wood is a popular and established residential area of Inverness and has good access to the A9 and the A96 as well as the Inshes Retail Park, Beechwood Business Park and Raigmore Hospital. A regular bus service runs to the city centre and the property is within the catchment area of Cradlehall Primary School and Culloden Academy.

DIRECTIONS

From the Inshes roundabout take the road signposted to Culloden Battlefield (B9006). Follow the road through the 3 sets of traffic lights and continue up the hill. Birchwood Road is the first entrance on the right and continue round on the right and the entrance to No. 8 is the first on the left. Enter the parking area and there are two spaces clearly marked No. 8. The property is entered under the arch and the door is on the right.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE HALL

A half glazed door with glazed side panel leads into the hall with doors to the cloakroom and dining room. Laminate flooring. Electric storage heater. Cupboard under the stairs. Carpeted staircase leading to first floor.

CLOAKROOM

A door from the hall leads into the useful cloakroom which has a window to the side of the property. White wash hand basin with cupboard below. w.c. Tongue and groove to dado height. Coat hooks.

DINING ROOM/FAMILY ROOM

11'2" x 10'8"
(3.40m x 3.25m)

Well proportioned room with window to the front and open outlook to the Black Isle. Laminate flooring. Electric storage heater. Triple light fitting. Door to:



KITCHEN/BREAKFAST ROOM

12'5" x 10' 3"
(3.78m x 3.12m)

Bright and very spacious kitchen with breakfast bar and stools. Large window overlooking the rear garden. Range of modern wall and base units with contrasting work surfaces and tiled above. Stainless steel 1½ bowl sink and drainer. Free standing stainless steel double oven electric cooker with extractor hood. Dishwasher and plumbing for washing machine. Tile effect vinyl flooring. Ceiling light with four spots.





UTILITY ROOM **5'6" x 4'10" (1.67m x 1.47m)**

Situated off the kitchen this is another useful area which has a window overlooking the rear garden and houses the electric meter and fuse box. Coat hooks. Tile effect vinyl flooring.

FIRST FLOOR

LANDING

From the ground floor the carpeted staircase leads to a half landing with window overlooking the front and the views to the Moray Firth. The first floor landing leads to :

LOUNGE **17'7" x 10'3" (5.35m x 3.12m)**

This is a very well proportioned room with large picture window and smaller window both overlooking the rear towards the woodland with a further small window overlooking the side making this a very bright and airy living space. Wooden fireplace with marble effect surround and inset coal effect electric fire. Storage heater. Modern light fitting with four halogen lights. Carpet. Vertical blinds on the two smaller windows.

BEDROOM 1 **13'10" x 12'6" (4.21m x 3.81m)**

Spacious double bedroom with windows to both the front giving views to the Moray Firth and Black and to the woodland at the rear. Built in cupboard with hanging and shelving. Carpet. Ceiling light. Wall heater.

BEDROOM 2 **11'2" x 10'8" (3.40m x 3.25m)**

Double bedroom again with views to the Black Isle. Laminate flooring. Wall heater. Ceiling light.



Bedroom 1



Bedroom 2

SECOND FLOOR

Carpeted staircase leads to half landing with window giving views to the Moray Firth and Black Isle. The second floor landing has a large built in cupboard housing the immersion heater and with shelving on one side giving ample storage. Hatch to the loft.

BEDROOM 3 **11'7" x 10'5" (3.53m x 3.17m)**

Double bedroom with window to the front and again with views to the Black Isle. Laminate flooring. Wall heater. Ceiling light.

BATHROOM **6'6" x 6'6" (1.98m x 1.98m)**

White three piece bathroom suite with electric shower above bath and glazed shower screen. Mirror above wash hand basin. Tiled to full height on two walls. Opaque window with deep sill. Vinyl tiled flooring. Ceiling light.

**BEDROOM 4** **11'6" x 10'10" (3.50m x 3.30m)**

Double bedroom with large picture window overlooking the woodlands to the rear. Laminate flooring. Ceiling light. Wall heater.

**STUDY/5TH BEDROOM** **12'6" x 6'10" (3.81m x 2.08m)**

This is a large room with window overlooking the rear and a slightly coombed ceiling which would make an ideal study or nursery. Open shelving on one wall. Wall heater.

GARDENS

There is a small area of garden to the front of the property and the rear garden is accessed by a wooden gate and is mainly laid to lawn with a small patio area to the rear of the house. Garden shed.

SERVICES

Mains water, drainage and electricity. Telephone.

COUNCIL TAX

The current Council Tax band on this property is Band "C". You should be aware that this may be subject to change upon the sale of the property.

ENTRY

By mutual agreement

VIEWING

Telephone the selling solicitors on 01463 723500 or the seller on 01463 798785

REFERENCE

BC/NM/F278.2

PRICE

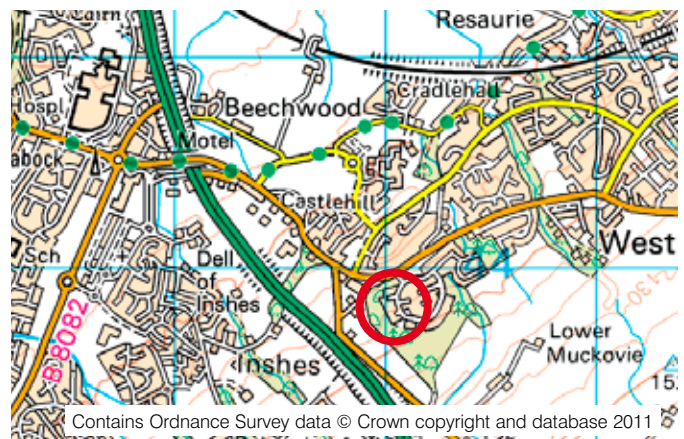
Fixed Price £158,000

OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S. 5 Drummond Street, Inverness. For the attention of Mrs Barbara Cheetham.

A Closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.