

Allen & Shaw

SOLICITORS, NOTARIES AND ESTATE AGENTS

12 LEANACH GARDENS
WESTHILL, INVERNESS
IV2 5DD



Detached four bedroomed family house approximately 30 years old located in the popular Westhill district of Inverness some 4 miles from the City Centre. Set in a quiet privately owned residential neighbourhood this property, which is in excellent decorative order throughout, comprises: - On the ground floor – hallway, lounge, cloakroom, dining room, kitchen, utility room, vestibule, bedroom with en-suite. First floor – three bedrooms and bathroom. Double glazing and gas central heating.

Offers in the region of £225,000 are invited

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HSPC REF: ALO1 43261



ACCOMMODATION COMPRISES

Frosted glass panelled UPVC door with security lock and double glazed frosted glass side panel leads to -

HALLWAY: - 6' 6" (width)

Large floor to ceiling double glazed window unit looking onto the garden giving plenty of natural light. Open tread pine staircase with half landing. Spot light rail, smoke alarm and double radiator with thermostat control. Large storage cupboard with double doors and shelved airing cupboard housing the H/W cylinder. Glass panelled door leads to the -

LOUNGE: - 17' 11" x 13' 8"

Bright and airy double aspect room with floor to ceiling double glazed UPVC window with vertical blinds. Fitted carpet, ceiling light fitting and coving. One double and one single radiator. Wall mounted flame effect gas fitted fire.

CLOAKROOM: -

WC with pedestal wash hand basin, ceiling light fitting and wood effect flooring.

MAIN BEDROOM: - 13' 8" x 11' 5"

Fitted carpet, ceiling light fitting, textured ceiling and coving. Double glazed window to rear of house. Two large fitted wardrobes with mirrored sliding doors and 3rd fitted wardrobe, radiator.



EN-SUITE:-

Good size en-suite with WC and wash hand basin, fully tiled with tiled floor. Mira electric shower with clear glass pivot door. Fitted wall mirror. Single radiator with thermostat control. Fitted cupboard unit. Heated towel rail. The en-suite is in excellent decorative order having just been updated and refreshed.

DINING ROOM: - 12' 9" x 9' 8"

Fitted carpet, ceiling light fitting and coving. Radiator with thermostat control, double glazed window units and built-in shelved cupboard.

KITCHEN: - 15' 10" x 7' 9"

Overlooking the enclosed rear garden there is a good sized window with roller blind. Fully fitted with wall and base units. Granite effect worktops with ceramic 1 1/2 sink with drainer and mixer tap, breakfast bar. Smeg oven and grill, Baumatic gas hob with extractor fan. Ample storage space. Integral dishwasher. Worcester gas C/H boiler on the wall. Single radiator with thermostat control. Two ceiling spot light fittings and single spot light. Telephone point. Wood effect floor covering. Wall tiling worksurfaces.

Off the kitchen is the -

UTILITY ROOM: - 8' 3" x 5' 6"

Textured ceiling with strip light, stainless steel sink and drainer and vinyl floor covering. Plumbed for washing machine with adequate space for white goods. Double glazed door from utility room leading into -

REAR VESTIBULE: -

Leads to back garden and garage.

UPSTAIRS: -

Smoke detector. Hatchway to loft.

LANDING: -

BATHROOM: - 5' 10" x 8' 1"

Grey 3 piece suite with pedestal wash hand basin, Tiled shower cubicle with Mira electric shower and shower screen. Vinyl floor covering, wall mirror and radiator.



ACCOMMODATION COMPRISES

BEDROOM 2: - (L-shaped) 11' 8" x 9' 1" and 11' 1" x 6' 8"
Good sized bedroom with fitted carpet, ceiling light fitting and partially coombed ceiling. Double radiator with thermostat control. Double glazed window with views towards the Firth. Three fitted wardrobes with sliding doors.

BEDROOM 3: - 11' 5" x 7' 4"
Fitted carpet, ceiling light fitting and partially coombed ceiling. Double radiator with thermostat control. Storage space set into eaves. Good sized storage cupboard with electric light.

BEDROOM 4: - (L-shaped) 12' 6" x 9' 10" and 9' 9" x 7' 4"
Similar to bedroom 2 with fitted carpet, ceiling light fitting and partially coombed ceiling. Double radiator with thermostat control. Three fitted wardrobes with sliding doors.

OUTSIDE: -

TO FRONT: -

Easily maintained garden with lawn and gravel.

TO REAR:-

Garden with shrubs, patio area, greenhouse, shed and outside tap.

GARAGE: - 19' x 11' 2"
With electric, flat felt roof, concrete floor, up and over door and ample storage space.

COUNCIL TAX: - Band E

VIEWING: - Telephone – 01463 791 251

ENTRY: - Negotiable

HOME REPORT: - A Home Report is available for this property and can be accessed at www.onesurvey.org



WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT THEIR ACCURACY IS NOT GUARANTEED AND PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES ON THESE MATTERS.

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