



Innes & Mackay
Solicitors and Estate Agents



55 BURNBRAE, WESTHILL, INVERNESS, IV2 5RH

Beautifully presented, and enjoying a prime corner location within a quiet cul-de-sac, this four bedroom detached bungalow offers fantastic living accommodation throughout, with the benefit of a separate dining room and recently fitted quality kitchen with family room off. The property which also has a modern wet room, together with the master bedroom benefitting from an en-suite shower, room sits in large, mature and well manicured gardens, thus making it an ideal home for the growing family. The property has ample off street parking together with a large detached double garage and there is also a greenhouse and garden shed all adding to the appeal. Gas central heating, double glazing and south facing solar paneling, providing additional electricity, complete this comfortable home.

ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, UTILTY,
WC, FAMILY ROOM, FOUR DOUBLE BEDROOMS (MASTER EN-SUITE),
WET ROOM. DETACHED DOUBLE GARAGE. LARGE MATURE GARDENS.
GAS CENTRAL HEATING, DOUBLE GLAZED.
AMPLE OFF STREET PARKING. SOLAR PANELLING.

OFFERS OVER £325,000

HSPC REF. NO. 53580

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 FAX: (01463) 243091
E.MAIL: property@innesmackay.com WEB: www.innesmackay.com

SPC SCOTLAND
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GARDENS

The gardens to this property have been well maintained over the years by the present owners and have been thoughtfully designed to incorporate outdoor living by virtue of the attractive South facing decking area which also incorporates a stone built bar-b-que, screening and access out to the remainder of the garden. Enclosed with a stone wall, there are wrought iron gates opening onto the graveled parking area which leads also to the detached double garage and lawned areas. There is a timber shed, with log store to the rear, and tucked away in the corner at the bottom of the garden is a dome greenhouse. To the side is a small pond and to the front, the gardens are laid to grass with a path leading to the front door.

LOCATION

Burn Brae is a highly popular residential area on the eastern side of the city with a regular bus service to and from the city centre as well as having easy access to Dalcross Airport. A range of shops and amenities add to the convenience of the location, these may be found at both Culloden village and also Cradlehall. Local schooling can be found at Cradlehall Primary or indeed Smithton with secondary education being provided by Culloden Academy. An added attraction of this property is the location sitting on an elevated position and within a quiet cul-de-sac.

ENTRANCE HALLWAY

Attractive, part glazed door opens into the T-shaped, carpeted hallway. Leading off here, are the four bedrooms, lounge, dining room, kitchen, family room and the wet room. A drop down hatch provides access to the partially floor loft space. There is great storage provided by three single built in cupboards all of which have shelving and hanging rail and in addition to this, there is also a triple, built in shelved cupboard providing further storage.

LOUNGE

Approx. 5.29m x 4.78m (17'4" x 15'9")

The lounge is a comfortable room located to the front of the property and benefits from a bay window providing a pleasing feature. There is also a log burning stove set on reinforced glass plynth, providing additional heat along with a focal point.

DINING ROOM

Approx. 4.17m x 3.53m (13'8" x 11'7")

Located off the lounge, is a separate dining room with window to the rear and glazed door leading through to the hallway. This room which benefits from good storage and display shelving is finished with real oak flooring giving a pleasing finish.

KITCHEN

Approx. 5.46m x 4.14m (17'11" x 13'7")

This spacious, modern kitchen is fitted with a fantastic range of floor based units, wall mounted cupboards and a central island, which provides an informal area for dining, along with further storage under. Inset in the work counters is a six ring, gas hob with Stainless Steel cooker hood over and double oven to the side and on the other side, is the one and a half bowl sink with drainer to the side, located below the window overlooking the gardens at the rear. There is space and plumbing for a dishwasher and space for a large American style fridge freezer. Tiled flooring with underfloor heating completes this comfortable family kitchen.

UTILITY

Approx. 2.00m x 1.88m (6'6" x 6'2")

The utility room is located off the kitchen and has a floor based unit, wall mounted cupboards, together with plumbing for a washing machine and space for tumble dryer. The central heating boiler is also located here. There is a window to the rear and part glazed door provides access out to the rear garden. Door leads through to the cloakroom.

CLOAKROOM

Approx. 2.02m x 1.07m (6'7" x 3'6")

The cloakroom is furnished with a coloured WC and wash hand basin. Storage is via wall mounted shelving. Tiled flooring and extractor fan completes this room.

FAMILY ROOM

Approx. 4.20m x 3.74m (13'9" x 12'3")

Located off both the hallway and kitchen, the family room provides further living space with the benefit of sliding patio doors leading out to the decking at the rear. This room is finished with carpet and a dado rail.

BEDROOM 1 & EN-SUITE SHOWER ROOM

Approx. 3.90m x 3.47m (12'9" x 11'4")

The master bedroom is a double room located to the front, and benefits from a bay window together with triple built in wardrobes located behind sliding mirrored doors. Door leads through to the en-suite shower room.

EN-SUITE

The en-suite is furnished with a modern suite comprising dual flush WC, wash hand



basin with drawers under, and a recessed mains operated shower. Finished with attractive wet wall, the en-suite benefits from a Chrome, ladder style heated towel rail, frosted window to the front and vinyl flooring.

BEDROOM 2

Approx. 4.52m x 4.18m (14'10" x 13'8")

The second bedroom is a double room located to the rear overlooking the gardens. This room which has a recessed alcove, benefits from double fitted wardrobes located behind sliding mirrored doors. Laminate flooring completes this room and gives a pleasing finish.

BEDROOM 3

Approx. 3.93m x 2.88m (12'11" x 9'5")

The third bedroom currently being used as a study, is a double room located to the front. This room also has fitted wardrobes behind sliding mirrored doors providing good storage and hanging space.

BEDROOM 4

Approx. 4.02m x 2.92m (13'2" x 9'7")

Bedroom four, located to the front is a further double room, benefited from fitted wardrobes and is finished with carpet giving a pleasing finish.

WET ROOM

Approx. 2.47m x 2.35m (8'11" x 7'8")

The wet room is furnished with a modern suite comprising a dual flush WC, wash hand basin with mirror front cabinet above, a Jacuzzi spa bath, and walk-in mains powered shower with rainfall shower head and also a hand held attachment. A feature of this room is the underfloor heating, whilst the remainder has been finished with attractive walled tiling and downlighters giving a pleasing finish. Frosted window to the side, extractor fan and Chrome ladder style heated towel rail completes this room.

HEATING

Gas central heating. There is also a log burning stove which provides additional heating.

GLAZING

Fully double glazed.

GARAGE

Detached double garage with workshop at the rear. There is also a door and window at the side.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. This property also has solar paneling.

COUNCIL TAX BAND

Band F

EPC

Band B

HOME REPORT

A Home Report can be downloaded from www.hspc.co.uk

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, gas hob, double oven and cooker hood. Integral fridge. Dishwasher, automatic washing machine and tumble dryer. The greenhouse, garden shed and log store are also included in the sale.

ENTRY

By mutual agreement.

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct to client on 07762 939 339.

DIRECTIONS

To reach this property, turn off Tower Road onto Burn Brae and continue right to the top of the development and number 55 is located within the cul-de-sac on the left hand side.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.

