



Innes & Mackay

**5 LEANACH GARDENS, WESTHILL,
INVERNESS, IV2 5DD**

- RARELY AVAILABLE DETACHED FOUR BEDROOM FAMILY HOME
- LOCATED IN THE SOUGHT AFTER WESTHILL DISTRICT OF INVERNESS
- IMMACULATE CONDITION
- MODERN KITCHEN
- GENEROUS ACCOMMODATION THROUGHOUT
- LOW MAINTENANCE GARDENS
- GARAGE WITH OFF-STREET PARKING

NEW REDUCED PRICE
OFFERS OVER
£275,000





Property Description

Early viewing is recommended for this immaculately presented detached family home, situated in a quiet cul-de-sac in the sought-after Westhill district of Inverness. The property which benefits from generous accommodation throughout and well-maintained gardens, comprises a spacious hallway, good-sized lounge, modern kitchen, dining room, four bedrooms (one with ensuite), shower room and WC. Electric storage heating, double glazing and attached single garage.

LOCATION

The property is situated in a quiet cul-de-sac in the residential area of Westhill, approximately 4 miles from the city centre and within easy reach of a children's nursery and Cradlehall primary school. Secondary school children attend Culloden Academy. Local Shops at Westhill include a Scotmid Store, hairdressers, beauty salon and food takeaway. There is a large bakery at Smithton and further shops at Cradlehall. A regular bus service links the area with the city centre.

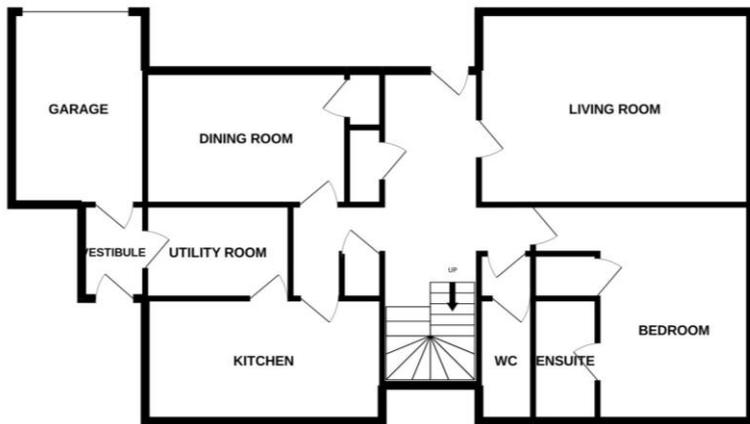




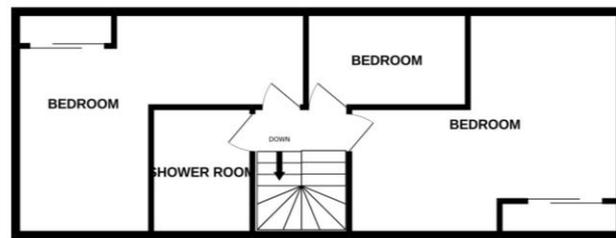




GROUND FLOOR



1ST FLOOR





GARDENS

The garden to the front of the property is laid with patio and provides ample off-street parking, together with access to the garage. The remainder of the garden area to the front is laid with gravel chips and planted with shrubs. There is a rockery area to the side of the property which is laid with gravel chips and boasts a variety of plants and shrubs. The generous garden to the rear has been thoughtfully designed for ease of maintenance and enjoys raised flower beds and a large patio area, which provides an ideal space for outdoor entertaining. The remainder of the garden is laid with gravel chips and enjoys a variety of shrubs and fruit trees.

ENTRANCE HALLWAY

The welcoming hallway is laid with carpet and open to the staircase which benefits from two large picture windows to the rear, allowing a flood of natural light. Access is provided to the lounge, kitchen, dining room, WC, bedroom, double storage cupboard and single storage cupboard.



LOUNGE

17' 8" x 13' 6" (5.39m x 4.13m) The bright and airy lounge is laid with carpet and has a large window to the front and window to the side elevation.

DINING ROOM

12' 8" x 9' 6" (3.88m x 2.92m) This comfortable room, located to the front elevation, is laid with carpet and benefits from a deep storage cupboard fitted with shelving.



KITCHEN

15' 7" x 7' 8" (4.77m x 2.36m) The modern kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integrated oven, halogen hob, extractor hood, microwave, fridge freezer and dishwasher. The kitchen is floored with tiles and benefits from underfloor heating. Access is provided to the utility room.

UTILITY ROOM

9' 5" x 5' 5" (2.89m x 1.66m) The tiled flooring continues through to the utility room, which is fitted with a floor-based unit with worktop, stainless steel sink and space for a washing machine. A glazed door provides access to the rear garden and garage.

WC

7' 5" x 3' 3" (2.27m x 1.01m) The WC is laid with vinyl flooring and furnished with a WC, wash hand basin with fitted storage unit below and heated towel rail.



GROUND FLOOR BEDROOM

13' 6" x 11' 3" (4.12m x 3.44m) This well-proportioned double bedroom is laid with carpet and has a window to the rear elevation. This room benefits from a single wardrobe and an ensuite shower room.

ENSUITE

7' 4" x 2' 5" (2.24m x 0.75m) The modern shower suite is fully tiled and furnished with a WC, wash hand basin with fitted storage unit, shower cubicle with mains fed shower and heated towel rail. The ensuite also benefits from underfloor heating.



STAIRCASE TO LANDING

The wooden staircase proceeds to the landing where access is provided to the two bedrooms and bathroom.

BEDROOM 1

12' 5" x 18' 11" (3.81m x 5.79m) widest points This generous double bedroom is laid with carpet and benefits from a triple integral wardrobe. A window to the side elevation enjoys views across to the Moray Firth and a large Velux window to the front provides a good source of natural light.

BEDROOM 2

17' 9" x 12' 5" (5.43m x 3.81m) The second bedroom is another good-sized double room which benefits from triple integral wardrobes. Laid with carpet, this room also has a window to the side elevation and large Velux to the rear.

BEDROOM 3

11' 4" x 7' 3" (3.46m x 2.23m) Bedroom three is laid with carpet and is currently utilised as an office. Access to the eaves provides further storage.

SHOWER ROOM

8' 0" x 5' 8" (2.44m x 1.74m) The fully tiled shower room is furnished with a WC, wash hand basin with fitted storage unit below, large shower cubicle with mains fed shower and heated towel rail. This room also benefits from underfloor heating.

HEATING

Electric storage heating – Dimplex Quantum heaters. Underfloor heating in the kitchen, ensuite and shower room.

GLAZING

Double glazing

PARKING

Attached single garage with electric door. Off-street driveway parking.

COUNCIL TAX BAND - E

EPC BAND - D

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures, and integrated appliances.

SERVICES

Mains water, drainage, electricity, television and telephone points.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property department (01463) 251200.

