

29 Birchwood Road, Westhill, IV2 5DW



£158,000 Offers Over

Type: Semi-Detached

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Full Details

Fantastic opportunity to purchase a 3 bedroom semi-detached family home in the popular Inshes Wood area of Inverness. This well-presented property offers excellent living space and with its well-proportioned rooms will appeal to first time buyers and those seeking a family home alike. This property is in walk in condition and benefits from gas central heating and double glazing throughout.

Downstairs the property comprises of entrance vestibule, hallway, lounge, kitchen, dining room, WC and double bedroom. The bright and spacious lounge is located to the front of the property with the kitchen and dining room to the rear. The kitchen has been upgraded and provides a breakfast bar and wall mounted units. The dining area has ample space for a table with 6 chairs and there is also scope to open up with French doors leading into the rear garden. Completing the accommodation on the ground floor is a double bedroom to the front of the property, a WC and 2 useful storage cupboards.

Upstairs there are a further 2 double bedrooms. The family bathroom has also been upgraded and comes with fitted bathtub, shower, wash basin and WC. There are a further 2 useful storage cupboards on the first floor which completes the accommodation. The unfloored loft can be accessed from the hallway on the first floor. Outside, to the front of the property the garden is laid to lawn with shrubs. The rear garden is fully enclosed with a timber fence and is mostly laid to lawn with a patio area. A rear gate leads to the single allocated parking spot. Overall, this lovely property is in walk in condition and would be an ideal purchase for those looking for a quality family home with excellent living space.

Property Location: The property is set in a quiet location within the Inshes Wood residential area of Inverness and is surrounded by woodland. Inverness City Centre is approx. 4 miles away from the property which offers an excellent array of shopping associated with City living. Primary Schooling can be found at Cradlehall Primary and Secondary at Culloden Academy. Local amenities can be found at Cradlehall Business Park which include convenience store, takeaway outlet, nursery, hairdressers and dentist. Inshes Retail Park is close by and offers supermarkets, home furnishings, takeaway outlets, health club and garden centre. There is a regular bus service to and from the city centre.

Council Tax: Band C. EPC: Band D. Extras: All fitted floor coverings, fixtures and fittings and fitted window blinds. Cooker and fridge/freezer. Furniture can be negotiated through a separate negotiation. Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Entry: Immediate entry available. Viewings: Direct via Smart Moves only.

Room Measurements: (approx.) Lounge - 3.96m x 3.81m (12'9" x 12'5"). Kitchen - 3.43m x 2.95m (11'3" x 9'7"). Dining Room - 3.50m x 3.10m (11'5" x 10'2"). Downstairs WC - 1.82m x 1.10m (5'9" x 3'6"). Bedroom 1 - 4.06m x 2.72m (13'3" x 8'9"). Bedroom 2 - 3.53m x 3.31m (11'6" x 10'9"). Bedroom 3 - 3.53m x 3.23m (11'6" x 10'6"). Bathroom - 2.02m x 2.00m (6'6" x 6'5").

Property Features

- ✓ Spacious 3 Bed Semi-Detached Family Home
- ✓ Lounge, Kitchen, Dining Room, WC
- ✓ 3 Double Bedrooms, Family Bathroom
- ✓ Fully Enclosed Rear Garden with Allocated Parking
- ✓ Perfect For First Time Buyers or Family Home

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