

## 12 Burn Brae Crescent, Westhill, IV2 5TN



£295,000 Offers Over

Type: Detached

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 2

### Full Details

Fantastic opportunity to purchase this three-bedroom detached family home set in the sought-after Westhill area of Inverness. The property with its panoramic views, is a spacious family home which will appeal to young families and professionals alike.

The property is in walk in condition and features a brand-new fitted kitchen with ample units and work surface space it benefits from an integrated oven and grill, gas hob, extractor, and dishwasher. There is a utility area and a side door. The lounge to the rear of the property hosts large windows which stream in lots of light but the highlight being the breath-taking views that can be seen from them. The property also has a dining room with patio doors that leads to the beautiful back garden area. Completing the ground floor accommodation is a WC and an office which originally formed part of the garage.

Upstairs are 3 double bedrooms, two which have fitted wardrobes, the master bedroom with ensuite shower room and the family bathroom with shower over the bath. There are two large hall cupboards and loft space for additional storage. Outside, to the front of the property there is a driveway for 2 cars and some mature garden shrubs and flowers. To the rear enclosed garden, it is mainly laid to lawn The rear landscaped garden is fully enclosed and boasts a lovely patio area, pristine lawn with some trees and area for flowers. The views from the back private garden really must be seen to appreciate.

Overall, this stunning property is in walk in condition and would be an ideal purchase for a variety of purchasers looking for a quality home in a very popular area of Inverness. Property Location: The property is set in a prime location in the popular Burn Brae Crescent, Westhill, 3 miles east of Inverness. Westhill provides excellent amenities such as a bar/restaurant, convenient store, pharmacy, hairdressers and beauty salons. Inverness Retail Park is close by which has a Tesco superstore, retail outlets and restaurants. Primary Schooling can be found at Duncan Forbes Primary School and Secondary Schooling at Culloden Academy all within a very short walking distance. There is a regular bus service to and from the city centre for a more extensive range of shopping, entertainment and leisure facilities.

Council Tax: Band D. EPC: E.

Extras: All fitted floor coverings, fixtures and fittings including fitted window blinds. All integrated appliances including dishwasher, gas hob, electric oven, and extractor fan. Fridge/freezer, washing machine and extra large garden shed. Services: Mains gas, electricity, water and drainage. Telephone, broadband and satellite.

Entry: To be mutually agreed. Viewings: Direct with Smart Moves only.

Room Measurements: (guidance only) Lounge (13' 0" x 15' 5" or 3.96m x 4.70m). Dining Room (9' 10" x 12' 1" or 2.99m x 3.69m).

Kitchen (12' 11" x 13' 11" or 3.93m x 4.25m). Utility Room (7' 7" x 5' 10" or 2.31m x 1.79m). Wc (5' 10" x 2' 11" or 1.78m x 0.89m).

Office (4' 9" x 9' 9" or 1.44m x 2.96m). Master Bedroom (11' 6" x 17' 1" or 3.51m x 5.20m).

Master Bedroom En Suite Shower Room (3' 7" x 5' 9" or 1.08m x 1.75m). Bedroom 2 (10' 6" x 10' 11" or 3.19m x 3.32m).

Bedroom 3 (8' 3" x 12' 3" or 2.51m x 3.74m). Bathroom (7' 7" x 8' 2" or 2.30m x 2.50m).

### Property Features

- ✓ Beautiful 3 bedroom detached home
- ✓ Integral garage
- ✓ Stunning views over the moray firth
- ✓ Private enclosed garden
- ✓ Brand new kitchen
- ✓ Walk in condition
- ✓ Sought after Westhill area

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