



Woodcroft, Nairnside, INVERNESS, IV2 5BT

Offers Over £525,000

REF: 60589





description

Situated just outside the City and surrounded by uninterrupted views of open countryside, Woodcroft is a substantial very well presented four bedroom bungalow. Constructed by the current owner, circa 2005, the property has been finished to a very high standard and benefits from oak finishings and flooring, oil fired under floor heating, bespoke hand made Chalon kitchen, down lighting, alarm system, three en-suite bedrooms and private South facing patio. With ample storage and very well proportioned rooms, Woodcroft represents a very generous family home for those looking for a quiet countryside lifestyle with nearby city facilities as the property is only a few minutes drive from both the City centre and the Airport.

Only by viewings can you fully appreciate this immaculate property, generous garden ground and enviable location.

The accommodation consists of an entrance vestibule with double doors leading to the inner hall which has two large store cupboards; a generous kitchen with a selection of hand crafted units, free standing island, granite work tops, integrated fridge, dishwasher and microwave, Rangemaster cooker with 5 gas burner hob and electric ovens, ample room for a large dining table and door giving access to the rear patio; rear hallway with walkin larder style cupboard and doors giving access to the garage and rear of the property; Utility/office space with fridge freezer and plumbing for washing machine; double aspect lounge with bay window taking full advantage of the views on offer, open fire set in a marble surround providing a welcoming focal point and ample room for formal dining; Cloakroom with WC and wash hand basin; family room/bedroom 4; linin cupboard housing the hot water tank; master suite comprising a fully fitted dressing room, double aspect bedroom with wall mounted TV bracket and en suite facilities comprising a WC, wash hand basin, bath and free standing large mains fed shower; two further double bedrooms both with en suite facilities.

The property sits in approx. 0.8 acres of garden ground, mainly laid to lawn with a selection of mature trees and bushes. The private South facing Patio to the rear of the property provides an ideal venue for al fresco dining or entertaining. There is also a garden shed, coal bunker and oil tank. A tarmacadam driveway leads to a generous parking/turning area and on to the double garage which has light, power, washing machine and double electric doors.

Facilities nearest the property can be found at Cradlehall Shopping Centre which include a general store, restaurant/takeaway, bakery, hair salon, nursery and dental surgery. Additional facilities can be found at nearby Culloden which include a general store, Post Office, baker's, chemist, butcher's medical centre and community centre with swimming pool. Education is provided at Duncan Forbes or Balloch Primary School or Culloden Academy, both of which are within easy reach.

Inverness city centre, a very short distance away offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	1.84m x 1.72m (6'0 x 5'8)
Rear Hallway	3.63m x 2.59m (11'11 x 8'6)
Kitchen	5.97m x 5.65m (19'6 x 18'6)
Office/Utility	2.38m x 2.20m (7'9 x 7'3)
Lounge	9.48m x 5.93m (31'0 x 19'5)
Master Bedroom	4.13m x 3.96m (13'6 x 13'0)
En suite 1	3.10m x 2.45m (10'2 x 8'0)
Dressing room	3.39m x 1.62m (11'0 x 5'3)

Bedroom 2	6.15m x 3.66m (20'2 x 12'0)
En suite 2	2.34m x 2.10m (7'8 x 6'11)
Bedroom 3	3.97m x 3.64m (13'0 x 11'11)
En suite 3	2.24m x 1.81m (7'3 x 5'11)
Family room	4.05m x 3.38m (13'3 x 11'0)
Cloak	1.74m x 1.73m (5'9 x 5'8)
Linen Cupboard	1.73m x 1.55m (5'8 x 5'0)
Garage	5.80m x 5.45m (19'0 x 17'11)





General

All blinds, integrated white goods, fridge freezer in utility room and washing machine in garage are included in the asking price. All wall mounted TV's ride on Mower, some lounge and dining furniture can be made available by separate negotiation.

Services

Mains water, electric, Septic tank, oil tank and LPG gas

Council Tax

Council Tax Band G

EPC Rating

C

Post Code

IV2 5BT

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

PFM/JD/LENN0227/13

Price

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Directions

From Inverness, take Millburn Road. At the roundabout, turn right onto Old Perth Road. At the next mini-roundabout, keep left and at the next roundabout, continue straight onto Culloden Road. Continue passing Ardtower Caravan Park on your right hand side and take the next right signposted Nairnside. Continue along the single track road until you come to the T junction, turn right and Woodcroft is next on your left.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.





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