



31 Boswell Park, INVERNESS, IV2 3GA

Offers Over £350,000

REF: 61161





This spacious, four-bedroom, detached villa is situated in the sought after Inshes area of Inverness, close to excellent facilities and within easy reach of the City Centre. In walk in condition and laid out over three floors, this property benefits from double-glazing, gas fired central heating complemented by a living flame gas fire in the lounge, Solar Panel water heating system and from the upper floors enjoy views over Inverness City, the Moray Firth and Ben Wyvis in the distance. With ample storage and well-proportioned rooms, this property represents a very generous family home. Viewing is highly recommended to fully appreciate the extent of the living space and the desirable location on offer.

The first-floor accommodation consists of; an entrance hallway with store cupboard and door giving access to the garage; a cloakroom comprising WC and wash hand basin; open plan kitchen/family/dining area. The kitchen has a good selection of base and wall mounted units, complementary worktops and tiling to splashback, under unit lighting, gas hob, electric oven and grill, integrated fridge, freezer, dishwasher and space for washing machine; on the first floor the landing gives access to the lounge with a Juliette balcony overlooking the front of the property, a living flame gas fire set in a marble surround providing a welcoming focal point and French Doors opening to the rear garden; master bedroom with double mirrored wardrobes and en-suite facilities comprising a WC, wash hand basin and mains fed shower; double bedroom; on the upper floor are two double bedrooms both with fitted wardrobes and family bathroom comprising a three piece suite in white with mixer tap and shower head to bath.

The property benefits from a private, fully enclosed garden to the rear, with a garden shed and is well stocked with mature shrubs and bushes. The garden has been well attended and laid out with patio areas providing ideal venues for alfresco dining and entertaining. A driveway to the front of the property provides ample off-street parking and leads to the single garage which has an up and over door, light and power.

Boswell Park is located in the popular Inshes district of Inverness, close to many amenities. Facilities close to the property can be found at Inshes Retail Park which includes a supermarket, petrol station, garden centre, fast-food establishments and a selection of retail outlets. The property is also close to the Highlands & Islands University campus and Raigmore hospital. Education is provided at Inshes Primary School and Millburn Academy, both of which are within easy reach.

Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

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|-----------------------------|-------------------------------------|-------------------------|-----------------------------------|
| Kitchen/Family/Diner | 6.15m x 3.65m (20'2 x 12'0) | Bedroom 4 | 2.91m x 2.31m (9'6 x 7'6) |
| Lounge | 6.37m x 3.76m (20'11 x 12'3) | En-suite | 3.00m x 2.29m (9'9 x 7'6) |
| Hall | 3.61m x 2.23m (11'9 x 7'3) | Upstairs landing | 2.39m x 1.03m (7'9 x 3'5) |
| Bedroom 1 | 4.02m x 3.00m (13'2 x 9'9) | Bathroom | 2.31m x 1.94m (7'6 x 6'3) |
| Bedroom 2 | 4.09m x 3.44m (13'5 x 11'3) | Cloakroom | 2.11m x 1.02m (6'11 x 3'3) |
| Bedroom 3 | 3.12m x 2.99m (10'3 x 9'9) | Garage | 6.42m x 2.93m (21'0 x 9'6) |



General

All floor coverings, light fittings and blinds are included in the asking price. The factoring fee is approx £600 bi-yearly.

Services

Mains water, drainage, electric and gas.

Council Tax

TBA

EPC Rating

C

Post Code

IV2 3GA

Entry

By mutual agreement

Viewing

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

Reference

GRM/JD/MATH0289

Price

Offers Over £350,000

Directions

From the Inshes Roundabout, take Sir Walter Scott Drive. At the 2nd roundabout, take the 1st exit onto Stevenson Road. Take the 2nd exit on your right into Boswell Road, then the third right into Boswell Park. Take the first left and the property is located on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

