



- 3 Bedroom Town House
- Highly Sought After Inshes Area
- Master Bedroom With Jack & Jill Ensuite Bathroom
- All Bedrooms Benefit From Fitted Wardrobes

12 Woodgrove Drive, Inverness, IV2 5HP

Offers Over £175,000

Fantastic opportunity to purchase a 3 bedroom town house in the ever popular Inshes area of Inverness. Rarely available this property will be an ideal purchase for young professionals, families and investors alike.



Property Description

Full Description

Fantastic opportunity to purchase this 3 bedroom town house which is located in the highly sought after Inshes area of Inverness. Rarely available this town house will appeal to young professionals, families and investors alike. Book your viewing today!

Accommodation - On the ground floor the accommodation comprises - a welcoming hallway which provides access to the 3 bedrooms, all of which benefit from fitted wardrobes. The master bedroom also benefits from a 'Jack & Jill' bathroom which can also be accessed from the hallway. The carpeted staircase leads to the first floor - the landing is bright and spacious and would make an ideal office/study area. The inviting lounge which has been decorated in neutral tones benefits from stylish 'Juliette' windows which flood the room with natural light and provide a lovely focal point. The kitchen/diner is of a good size with an excellent arrangement of base and wall mounted units with contrasting work surfaces and tiled splash-back. There is ample room for a dining table and 6 chairs. The WC completes the first floor accommodation.

The property benefits from gas central heating (the boiler has just been replaced) and is double glazed throughout.

There is allocated parking for residents and visitors - there is also a useful bike store. The communal garden areas are mainly laid to lawn.

Location





Inshes is a residential area with excellent local amenities and services. It is within walking distance of Raigmore Hospital, Lifescan, Police Headquarters and The UHI Campus. There are local amenities at Inshes Retail park, including a two supermarkets, petrol station, garden store, nursery, Playzone and Bannatyne's Health Club. Primary schooling is available at Inshes Primary School, with secondary pupils attending Millburn Academy. There is a regular bus service into the city centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

Additional Details

Council Tax Band E

EPC Band C

Gas Central Heating & Double Glazed Throughout

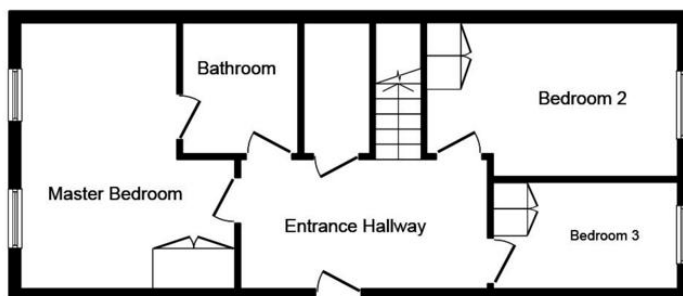
Home Report Available by contacting Home Sweet Home Estate Agents on 01463 710151.

Viewing By Appointment Through Home Sweet Home Estate Agents on 01463 710151.

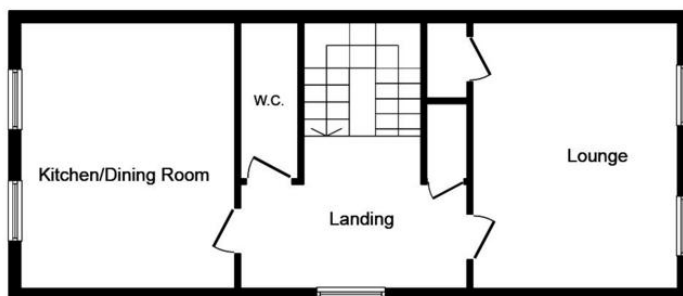
Entry Is By Mutual Agreement.

Any offers should be submitted in Scottish legal form to hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

ENTRANCE HALL

14' 0" x 6' 2" (4.27m x 1.88m)

MASTER BEDROOM

15' 3" x 8' 11" (4.67m x 2.74m)

JACK & JILL ENSUITE BATHROOM

8' 11" x 6' 7" (2.74m x 2.03m)

BEDROOM 2

12' 6" x 7' 5" (3.82m x 2.28m)

BEDROOM 3

7' 5" x 8' 8" (2.28m x 2.65m)

LANDING

13' 0" x 7' 9" (3.98m x 2.38m)

LOUNGE

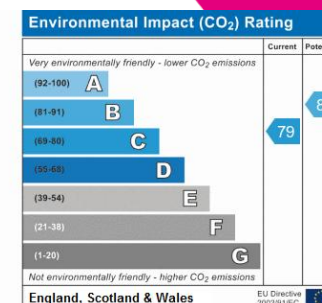
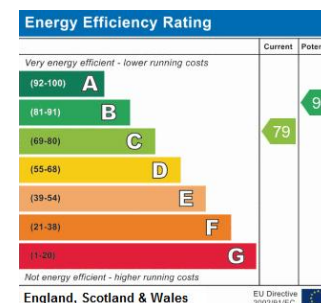
15' 3" x 11' 9" (4.67m x 3.60m)

KITCHEN/DINER

15' 1" x 12' 4" (4.61m x 3.76m)

WC

9' 0" x 3' 4" (2.75m x 1.04m)



4 Grant Street, Inverness, IV3
8BL

www.homesweethomemoves.co.uk
01463 710151
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements