



- Popular Westhill Area
- 4 Bed Detached Villa
- 2 Ensuites
- Integral Garage

## 6 Admirals Way, Westhill, Inverness, IV2 5GT

**Offers Over £265,000**

Fantastic opportunity to purchase a modern 4 bed detached villa in the ever popular Westhill area of Inverness. Cleverly designed the main living accommodation is located on the first floor. This impressive property will appeal to young professionals and families alike.





## Property Description

### Full Description

Fantastic opportunity to purchase a modern 4 bed detached villa in the ever popular Westhill area of Inverness. Cleverly designed the main living accommodation is located on the first floor. This impressive property will appeal to young professionals and families alike. The property enjoys a good position in a quiet cul-de-sac in the established residential area of Westhill, approximately 4 miles from the centre of Inverness.

Accommodation comprises: Entrance hallway, master bedroom with ensuite shower room and walk in wardrobe. There is access to the integral garage and a utility area. On the first floor there is a spacious lounge which enjoys views towards the Moray Firth, a kitchen/diner, 3 bedrooms - one with an ensuite shower room and a family bathroom.

The garden to the front is mainly laid to grass with the driveway to the side providing off street parking. The rear garden is fully enclosed, the deck area is ideal for alfresco dining and entertaining or simply relaxing. There is also a summer house.



### Location

Westhill is a popular residential area which is located approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities for day to day necessities which are a short walk away and include a convenience store, takeaway, hairdresser and a beauty salon. The Inshes Retail Park, Raigmore Hospital, Beechwood Business Park and the UHI Campus are all within easy reach. There is easy access to the A96 and the A9. Inverness is the main business and commercial centre of the Highlands and offers a full range of shopping, entertainment and leisure facilities associated with city living.



### Additional Details

Council Tax Band E

EPC Band C

Double Glazed Throughout

Gas Central Heating

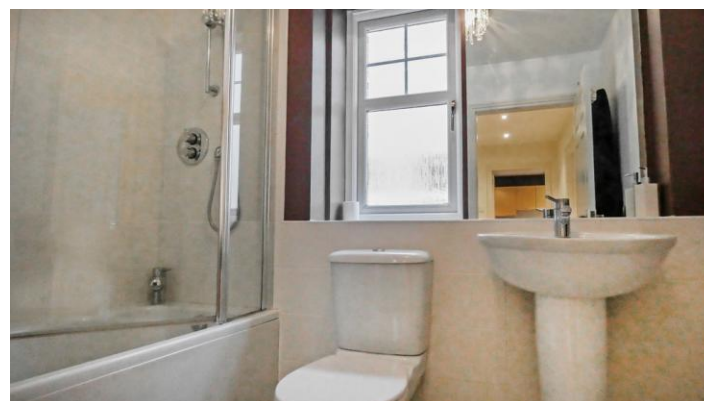
Home Report Available By Contacting:  
hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home  
on 01463 710151

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.



### BEDROOM 1

12' 5" x 10' 9" (3.80m x 3.30m)

### ENSUITE

7' 7" x 4' 3" (2.33m x 1.30m)

### LIVING ROOM

16' 4" x 12' 5" (5.00m x 3.80m)

### KITCHEN/DINER

14' 9" x 12' 5" (4.50m x 3.80m)

### BEDROOM 2

10' 9" x 10' 0" (3.30m x 3.06m)

### ENSUITE

8' 4" x 5' 6" (2.56m x 1.68m)

**BEDROOM 3**

10' 9" x 8' 4" (3.30 m x 2.55m)

**BEDROOM 4**

8' 4" x 7' 10" (2.55m x 2.40m)

**BATHROOM**

11' 3" x 5' 10" (3.43m x 1.80m)

**GARAGE**

19' 0" x 10' 9" (5.80m x 3.30m)

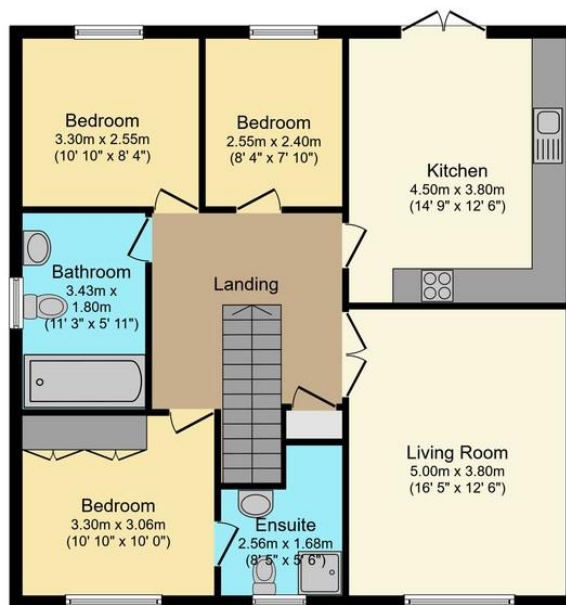






#### Ground Floor

Floor area 63.0 sq. m. (678 sq. ft.) approx



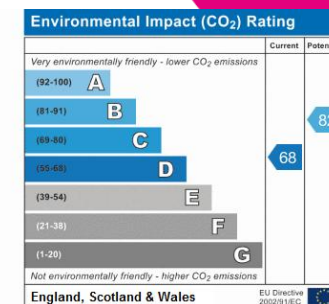
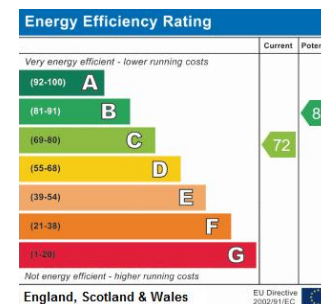
#### First Floor

Floor area 92.0 sq. m. (990 sq. ft.) approx

Total floor area 155.0 sq. m. (1,668 sq. ft.) approx

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

Powered by audioagent.com



4 Grant Street, Inverness, IV3  
8BL

www.homesweethomemoves.co.uk  
01463 710151  
hello@homesweethomemoves.co.uk

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