

63 Wester Inshes Drive, Wester Inshes, Inverness, IV2 5HG

Offers Over
£335,000







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- Spacious 3-bedroom bungalow in prime location
- Perfect family home or retirement property
- Sought after Inshes Primary catchment
- Lounge, kitchen/diner, utility, dining room
- 3 bedrooms, ensuite, bathroom, integral garage
- EPC Band C









An excellent opportunity to purchase this spacious detached bungalow, situated in the sought-after Wester Inshes area of Inverness. The property offers well-proportioned accommodation throughout. The lounge is bright and welcoming, a large front-facing window allows an abundance of natural light to fill the room, while the fireplace and surround create an attractive focal point. The well-equipped kitchen/diner features a range of base and wall-mounted units, with ample space for a dining table and chairs. Integrated appliances include a gas hob, double oven, extractor fan, fridge/freezer and dishwasher. Adjacent to the kitchen, the useful utility room provides additional storage and worktop space, with matching kitchen units and a washing machine. A door leads directly to the rear garden, while a further door provides access to the integral garage. A separate front-facing dining room offers further versatile living space, ideal for formal entertaining or family gatherings. The property boasts three well-proportioned double bedrooms. The bright and spacious principal bedroom has an ensuite shower room, while bedrooms two and three are both generous doubles. All three bedrooms have built-in wardrobes, complemented by two hall cupboards providing excellent storage throughout the home. The accommodation is completed by a family bathroom fitted with a shower over the bath. Externally, the fully enclosed rear garden is laid to lawn with a decking area and garden shed, providing an ideal space for outdoor relaxation and entertaining. The front garden is also laid to lawn, while the driveway offers off-street parking for two vehicles. The property benefits from double glazing and gas central heating throughout.

LOCATION: Inshes is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes retail park and Beechwood business park. There are local amenities at Inshes Retail park, including a two supermarkets, petrol station, nursery and Bannatyne's Health Club. There is a children's playpark within the development and the Inshes Park is adjacent. Primary schooling is available at Inshes Primary School, with secondary pupils attending Millburn Academy. There is a regular bus service into the 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.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, double oven, extractor, fridge/freezer and dishwasher. Washing machine.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

FACTORING FEE: There is a fee of £16 per month for the maintenance of the communal areas within the development.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 118m^2

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge
16'0" x 14'0" (4.89 x 4.28)

Dining Room
13'7" x 10'1" (4.15 x 3.09)

Kitchen
13'5" x 9'3" (4.10 x 2.84)

Utility Room
9'7" x 5'6" (2.93 x 1.69)

Bedroom 1
13'2" x 9'5" (4.03 x 2.89)

Ensuite
8'2" x 4'1" (2.50 x 1.27)

Bedroom 2
13'2" x 11'7" (4.03 x 3.54)

Bedroom 3
10'11" x 9'6" (3.35 x 2.91)

Bathroom
8'2" x 6'7" (2.50 x 2.01)













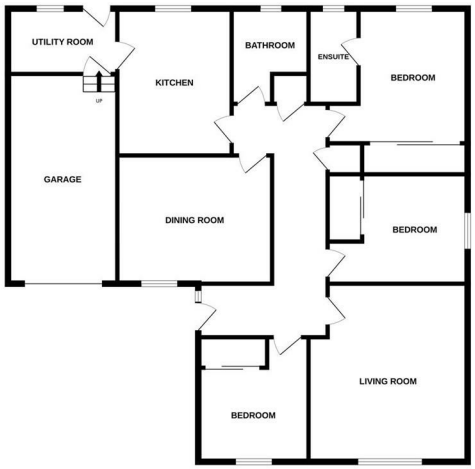

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The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E: info@tailormademoves.co.uk
T: 01463 233218

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