

2 Burn Brae Terrace, Westhill, Inverness, IV2 5HD

Offers Over £275,000







tailormade moves

- Spacious detached bungalow in prime location
- Views over Moray Firth and Black Isle beyond
- Lounge, dining room, kitchen, utility, 3 beds, ensuite, bathroom
- Well maintained gardens, detached garage, drive with parking for 3 cars
- Ideal for families or those looking for retirement property
- EPC band C


3


2


1


C

Fantastic opportunity to acquire this detached bungalow located at the end of a cul-de-sac with lovely views over the Moray Firth and Black Isle beyond. Offering well-proportioned accommodation throughout, this property is ideal for buyers looking for a home they can personalise and put their own stamp on. The bright and spacious lounge enjoys lovely views across the Moray Firth, with an open fire which provides a comfortable space for relaxing. The dining room is accessed via open arch from the lounge, creating an excellent area for entertaining, with patio doors providing direct access to the rear garden. The kitchen has a good array of wall and base units, with integrated electric hob, extractor, oven, microwave and dishwasher. The utility room is fitted with a sink and drainer and free-standing washing machine and fridge/freezer. The principal bedroom is generously proportioned and benefits from a double built-in wardrobe and ensuite shower room, complete with mains-fed shower. Bedrooms two and three are both well-sized and benefit from built-in wardrobes. The family bathroom, with bath and separate shower, completes the accommodation. The property benefits from gas central heating with Hive smart controls and double glazing throughout. Externally, the front garden is well maintained, being mainly laid to lawn with mature shrubs and planting. A lock-block driveway provides ample parking and leads to the detached garage, which benefits from power and lighting. The rear garden is predominantly laid to lawn, providing an excellent space for outdoor entertaining, relaxing and enjoying the attractive views. Overall, this property would be an ideal purchase for buyers looking for a well-proportioned detached bungalow in a popular Inverness location, with the added benefit of attractive views and the opportunity to modernise and add their own personal touches.
Please note some of these photos are AI staged for marketing purposes.

Location: The property is situated in the established residential area of Westhill, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities. For day to day necessities there is a grocery store, as well as a nursery, hairdressers, beauty salon and take-away. There are further shops at Cradlehall; as well as a wide array of local amenities nearby at Culloden Shopping Centre including a doctor's surgery, chemist, general store, butcher and hairdressers. Additional amenities and facilities are located a short drive away at Inshes Retail Park, including two supermarkets, petrol station, garden store, cafés, 2 gyms and nursery. There is both nursery and primary schooling nearby at Cardlehall primary and a children's play area is in close proximity. The property is within the catchment area for Culloden Academy, which also has a community leisure centre and swimming pool on site. UHI Inverness campus is also within easy reach. There is good bus links to the city centre which provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to the A96 and the property is within commuting distance to Inverness or Nairn. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, oven, extractor, microwave and dishwasher. Free standing washing machine and fridge/freezer.

Services: Mains gas, electricity, water and drainage. Telephone.

Council Tax: Band E

Tenure: Freehold.

Floor area: 107m^2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge
15'4" x 14'5" (4.68 x 4.41)

Dining Room
9'10" x 9'10" (3.01 x 3.00)

Kitchen
10'2" x 9'9" (3.10 x 2.99)

Utility Room
10'1" x 5'4" (3.08 x 1.64)

Bathroom
9'9" x 8'0" (2.99 x 2.45)

Principal Bedroom
12'5" x 10'1" (3.80 x 3.09)

Ensuite
6'9" x 4'11" (2.06 x 1.51)

Bedroom 2
11'8" x 9'1" (3.58 x 2.79)

Bedroom 3
10'5" x 9'10" (3.20 x 3.00)





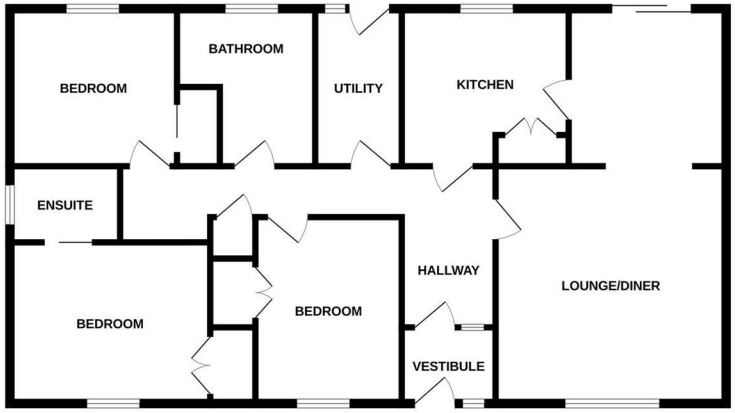








GROUND FLOOR



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