

6 Westfield Brae

WESTHILL, INVERNESS, IV2 5TL



*A delightful three bedroom semi-detached family home,
with a gorgeous tiered rear garden and driveway*



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McEwan Fraser Legal is delighted to present this modern three bedroom semi-detached home in a sought after residential area of Westhill, Inverness. The property is in beautiful internal condition and has been well maintained and modernised by the current owners.

THE LOUNGE



Inside, the property comprises:

- Spacious living area with storage cupboard
- Fully equipped large kitchen with dining area
- Downstairs WC

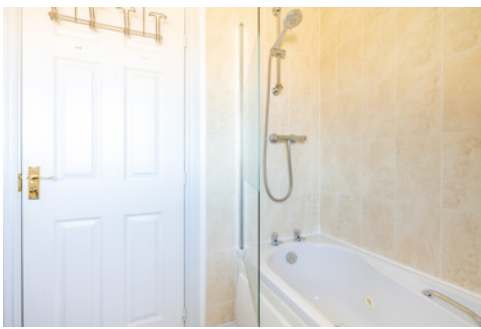
THE KITCHEN





- Three bedrooms all on the first floor, and all with built in storage. Bedroom 1 has views over the North-West and the Black Isle.
- Three-piece, partially tiled family bathroom, with shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



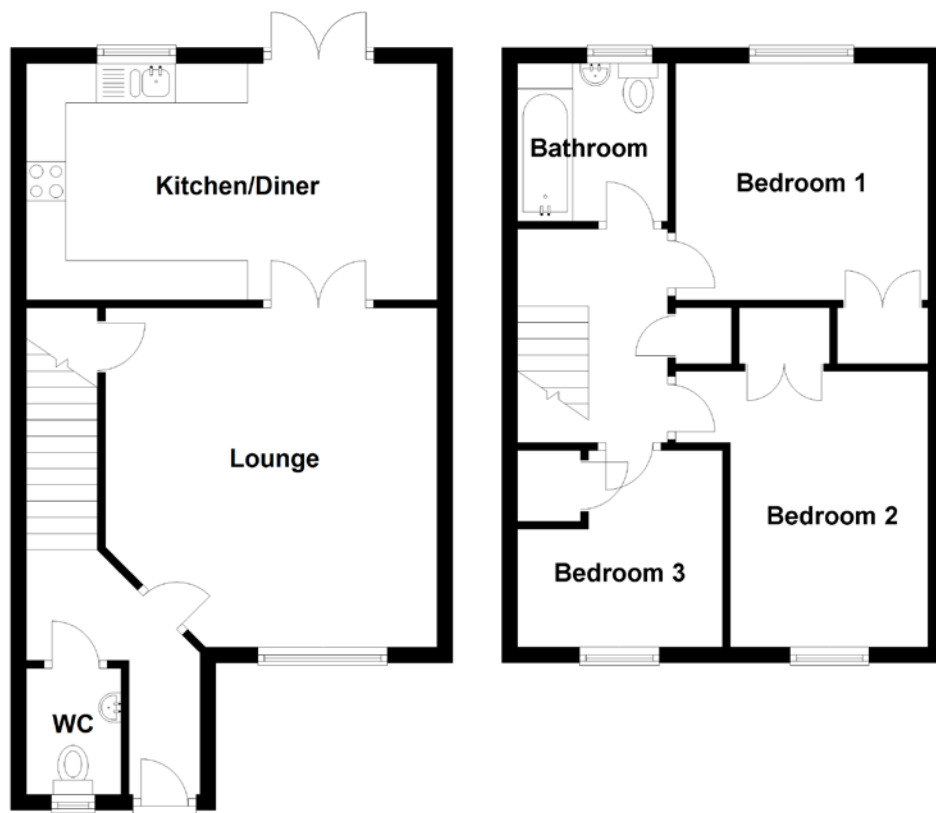
Externally to the front of the property has a very attractive front garden and two-car driveway, to the rear there is a fabulous tiered garden with zoned seating areas, so you can always have somewhere to catch the sun during those warmer months.

This a fantastic family home in a quiet residential location, which is close to many local amenities, nursery and primary schools, Inverness College and the University of Highlands and Islands. It is within convenient distance in both directions for commuting to either Nairn or Inverness and only a 15-minute car journey to Inverness airport with daily flights to London Gatwick and beyond.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

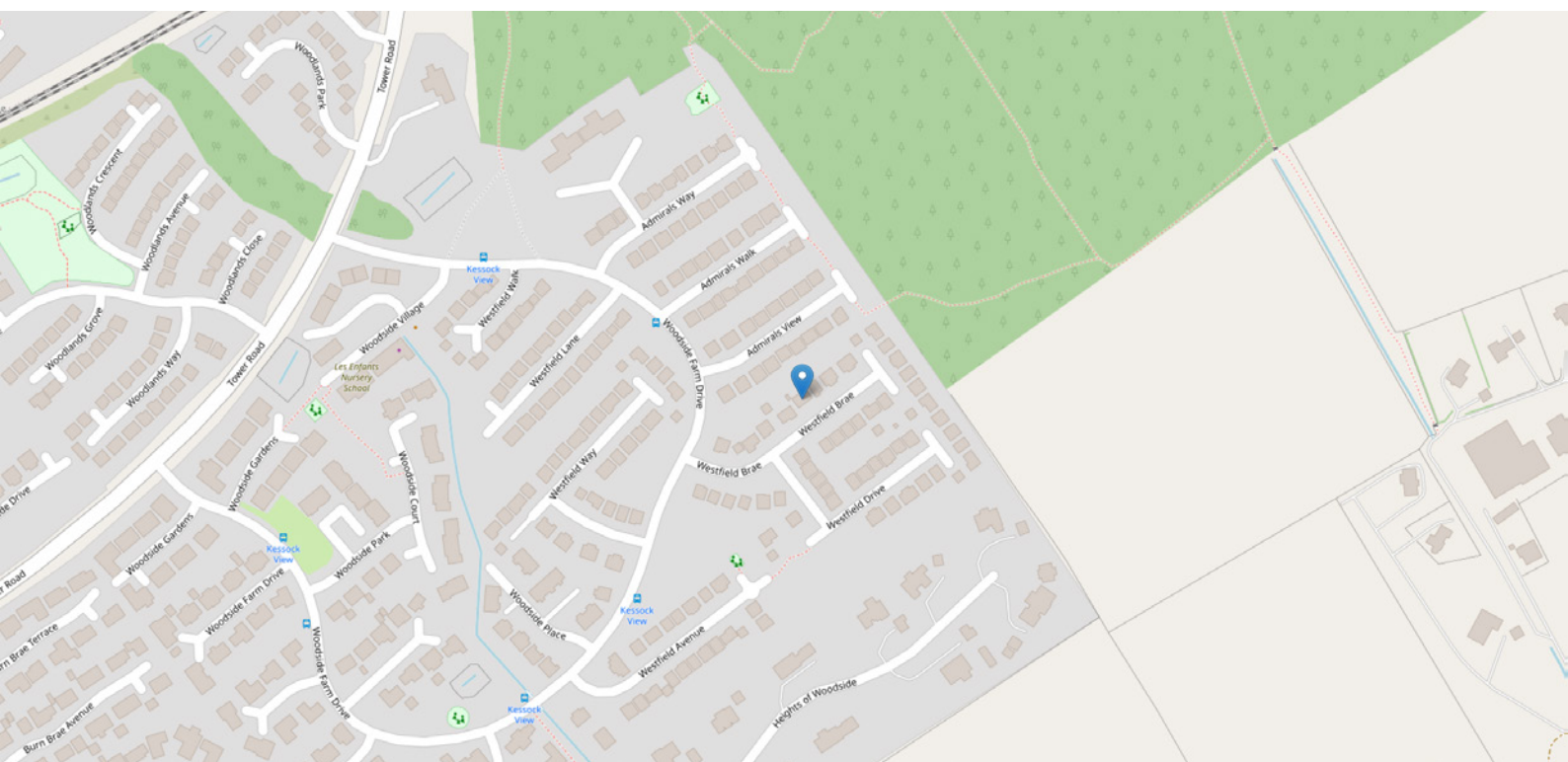


Approximate Dimensions(Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen/Diner	5.20m (17'1") x 3.00m (9'10")
WC	1.60m (5'3") x 1.20m (3'11")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")

Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	2.60m (8'6") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 80m²
EPC Rating: C



THE LOCATION

This modern property is located on a quiet road in the desirable area of Westhill on the eastern side of Inverness, the Capital of the Highlands. It is convenient for access to the A9 & A96 trunk roads and Inverness Airport. Primary and secondary schooling is also close-by with excellent local bus services available to most parts of the city.





Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe the Highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the North-West Highlands often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.

Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn and Castle Stuart just a few minutes' drive away.



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