

16 Woodside Brae

WESTHILL, INVERNESS, IV2 5TJ



*WALK-IN CONDITION INTERNALLY AND BRILLIANT
TIERED DECKING IN THE REAR GARDEN*



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McEwan Fraser Legal is delighted to present this modern two-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.

Inside, the property comprises:

- Spacious living area
- Fully equipped large kitchen with dining area
- Downstairs WC
- Two double bedrooms on the first floor, both with built-in storage
- Family bathroom, with shower over the bath





The Kitchen







Bedroom 1

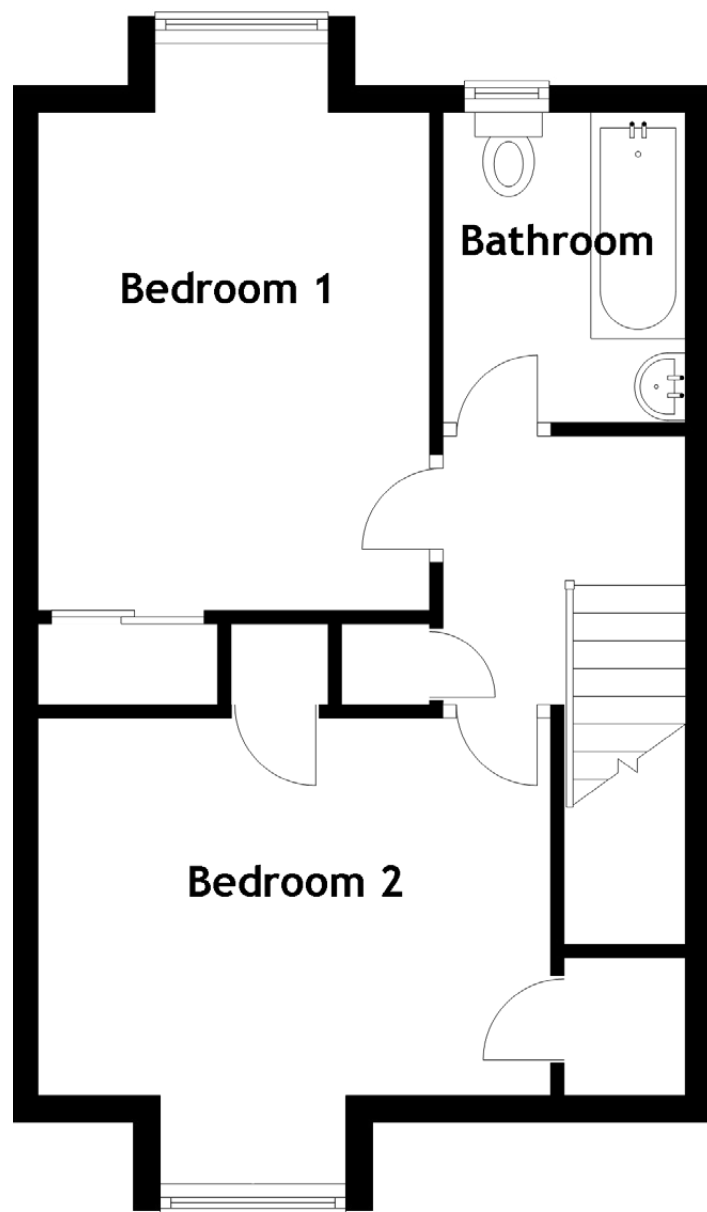
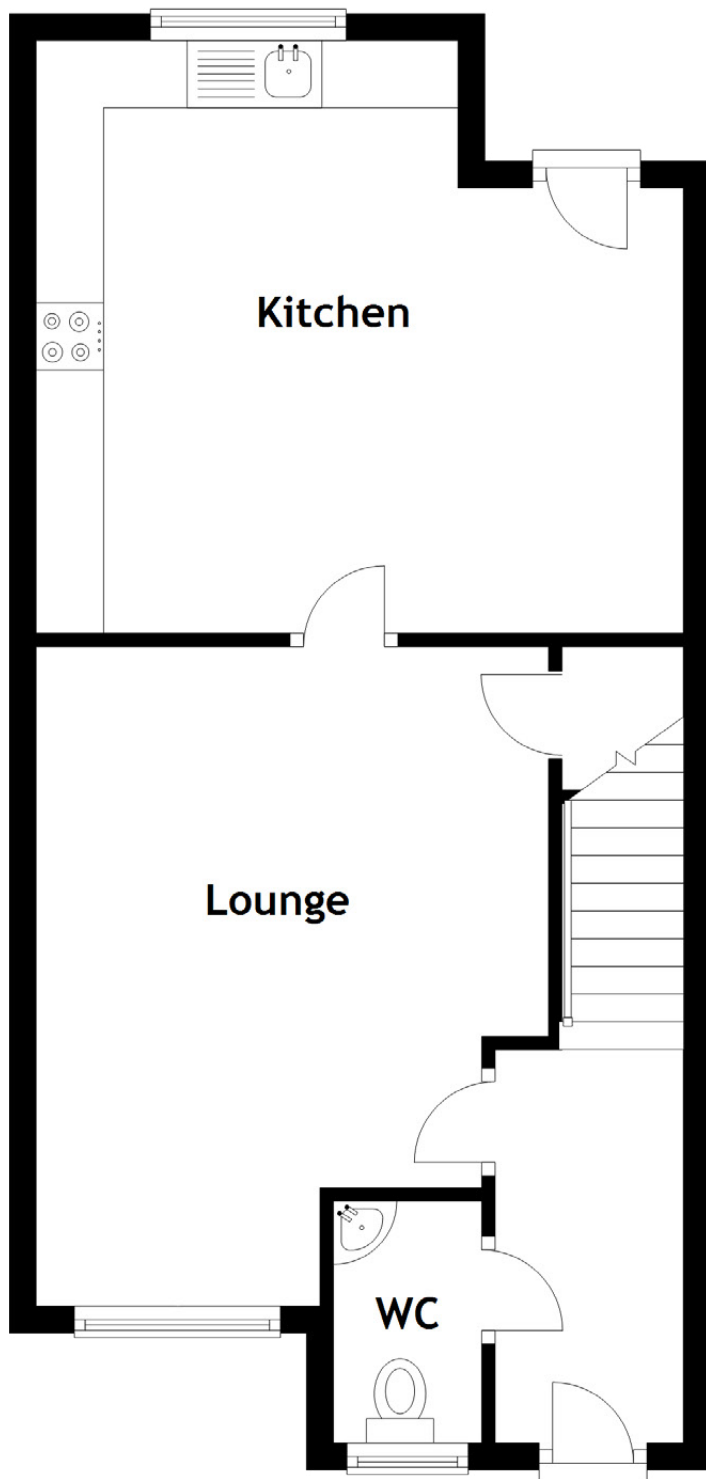




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.90m (16'1") x 3.80m (12'6")
Kitchen	4.80m (15'9") x 4.40m (14'5")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.30m (7'7") x 1.80m (5'11")

WC	1.80m (5'11") x 1.10m (3'7")
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Gross internal floor area (m²): 82m²

EPC Rating: C

Externally to the front, the property has a very attractive front garden and a 2-3 car driveway, to the rear there is a lovely garden with a fabulous tiered decking area, the ideal spot for relaxing in the sunshine.

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.



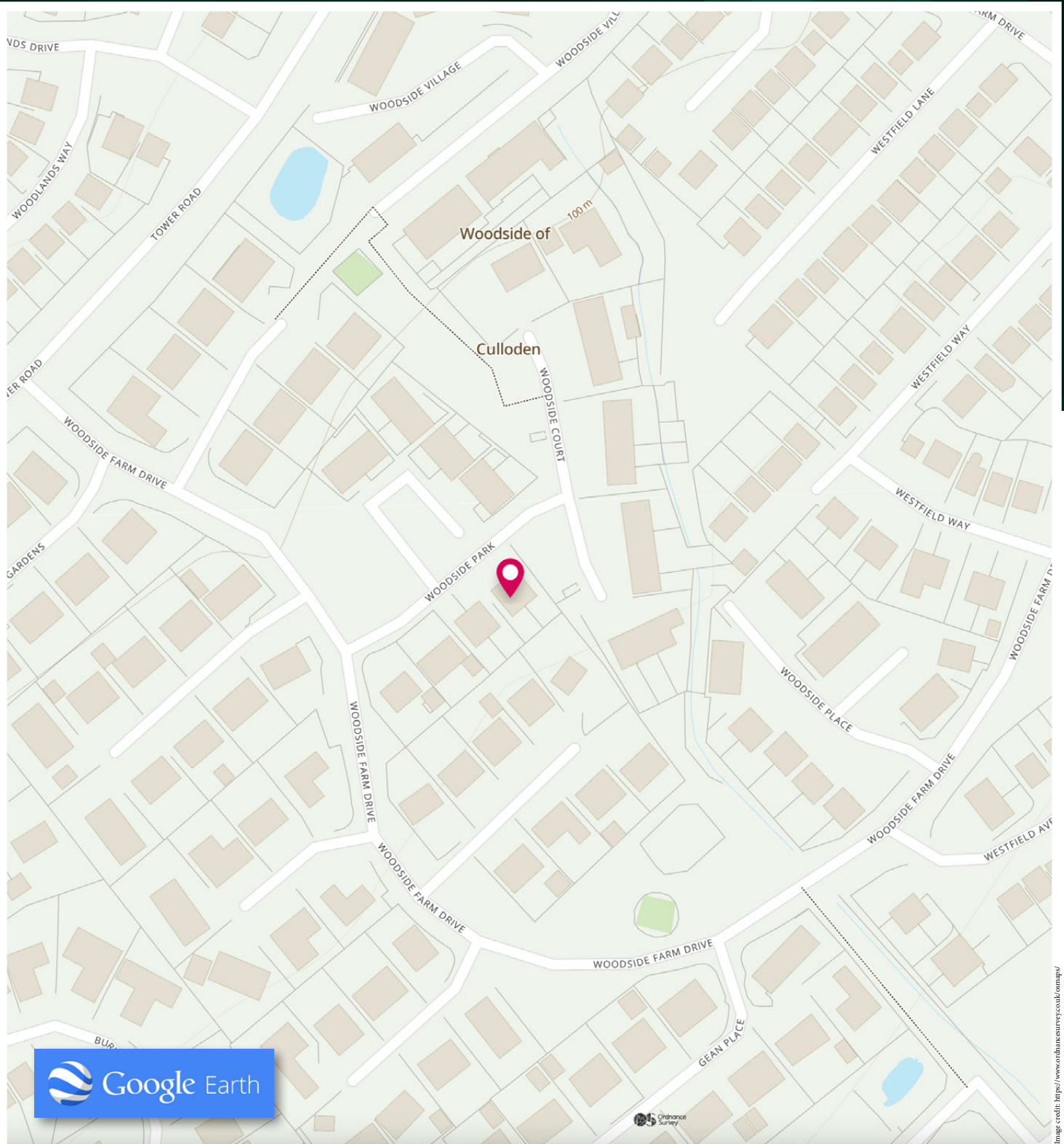


This modern property is located on a quiet road in the desirable area of Westhill on the eastern side of Inverness, the Capital of the Highlands. It is convenient for access to the A9 and A96 trunk roads and Inverness Airport. Primary and secondary schooling is also close-by with excellent local bus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

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.

The Location



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