



19 Admirals Walk, Inverness, IV2 5GU

- Semi-detached house.
- Bright conservatory.
- Private gardens, driveway & garage.
- Spacious lounge.
- Three bedrooms.
- Gas central heating.
- Modern kitchen.
- Family shower room & WC.
- Double glazing throughout.

Offers Over £260,000

An excellent opportunity to purchase semi-detached, three-bedroom house in the sought after Westhill area of Inverness. With well-proportioned room sizes and easy access to the City Centre and amenities, this property offers a lovely family home.

Immaculately presented, the ground floor accommodation comprises of bright and inviting entrance hall, lounge with open plan access to the modern kitchen, conservatory and WC. On the first floor the landing gives way to the main double bedroom with fitted wardrobes, second double bedroom and one single bedroom. The spacious family shower room completes the accommodation. This property also benefits from gas central heating controlled by a thermostat system and double glazing throughout.

Private outdoor space includes an easily maintained rear garden, private driveway and attached, single garage with internal access from the entrance hall. The garage has been partitioned into a utility area and storage space.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the established Westhill district on the East side of Inverness, this property offers a favourable location in a popular residential area.

Local amenities within walking distance include convenience store, take away restaurant, hair and beauty salons and nursery school. Amenities located nearby in the Cradlehall and Culloden areas include convenience stores, pharmacy, hair and beauty salons, restaurant & takeaways, doctors and dental surgeries and retail units. Inshes Retail Park is a short drive from the property and hosts a variety of retail and leisure units and large supermarkets. The University of the Highlands and Islands and Raigmore Hospital are also within short driving distance of the property. Inverness City Centre is approximately 4.1 miles away.

Excellent public transport links offering routes across Inverness are available within walking distance from Woodside Farm Drive. Major travel routes, including the A9 and A96, are easily accessible from the property. Inverness airport is a 15-minute drive away. Inverness City Centre is approximately 4.5 miles away.

For younger children, primary schooling is available at Smithton Primary School less than 1 mile from the property. Older children would attend Culloden Academy. There is a public bus service that offers transport to the Academy for pupils.

DIRECTIONS

From Inverness City Centre head to Longman Road and continue to the Kessock roundabout, exit onto the A9 Southbound and continue for 0.9 miles. Exit left at the slip road junction onto the Raigmore Interchange. Take the first exit and continue to Inverness Retail Park Roundabout. Take the first exit onto the A96 and follow to Smithton roundabout. Take the second exit onto Barn Church Road and follow for 0.9 miles to the traffic lights. Take a right onto Tower Road and follow for 0.6 miles. Turn left onto Woodside Farm Drive and follow for 0.2 miles and turn left onto Admirals Walk. Number 19 will be on your left-hand side, clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Prime location.
- Ideal family home.
- Public transport links nearby.
- Amenities are within walking distance.
- Nursery, Primary & Secondary schools nearby.

ACCOMMODATION

ENTRANCE HALL

5.49 x 1.36 to 1.54 (18'0" x 4'5" to 5'0")

Front external, access to all ground floor living space, internal door to garage/utility and stairs to first floor with large storage cupboard underneath.



LOUNGE

4.28 x 3.11 (14'0" x 10'2")

Bright and spacious lounge with open place access into the kitchen and double, glass paneled doors leading to the conservatory.



KITCHEN

2.14 x 3.09 (7'0" x 10'1")

Gloss finish, wall and base mounted cabinets with down lighting. Worktop space with one and a half bowl stainless steel sink and draining board. Quality, integrated appliances include newly fitted electric hob, oven & grill and extractor fan. Space for white goods and rear facing window.



WC

1.83 x 0.97 (6'0" x 3'2")

Wash hand basin with mixer tap, WC and front facing, textured glass window.

LANDING

3.35 x 2.52 x 2.21 (10'11" x 8'3" x 7'3")

Provides access to all first floor living space, large shelved storage cupboard and loft hatch with fitted ladder.



BEDROOM ONE

2.71 x 3.61 x 4.64 (8'10" x 11'10" x 15'2")

Spacious double bedroom with built-in, double wardrobe and two front facing windows.



CONSERVATORY

3.89 x 3.31 (12'9" x 10'10")

Situated at the rear of the property and offers a cosy space to enjoy rear round. Double patio doors leading out to the rear garden.



BEDROOM TWO

2.75 x 3.69 (9'0" x 12'1")

Comfortable double bedroom with rear facing window.



BEDROOM THREE

2.30 x 2.52 (7'6" x 8'3")

Single bedroom with rear facing window, currently used as an office space which is ideal for someone looking to work from home.



DRIVEWAY & GARAGE

5.14 x 2.76 (16'10" x 9'0")

Private driveway with space for one vehicle. Attached, single garage with internal access and electricity supply. The garage has been separated into a garage/storage with access to the fuse box and electric meter and utility space which houses the combi boiler and plenty of room for white goods.



FAMILY SHOWER ROOM

3.01 x 2.29 x 1.94 (9'10" x 7'6" x 6'4")

Modern suite with walk-in shower, wash hand basin, WC and extractor fan.



FACTORING

The current factor at Admirals Walk is Greenbelt. The cost is £225 per annum and covers the landscaping and maintenance of external, communal areas. Please note the factoring costs are set at the discretion of the factor and are subject to change.

EXTRAS

Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, integrated appliances and white goods are to be included in the sales price. If any items of furniture are of interest to the purchaser, all items are available to purchase by separate negotiation. Please note the stair lift is owned outright and will not be removed prior to the settlement of sale.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band C.

COUNCIL TAX BAND

The current council tax is Band D. Please be aware that this may be subject to change upon sale.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

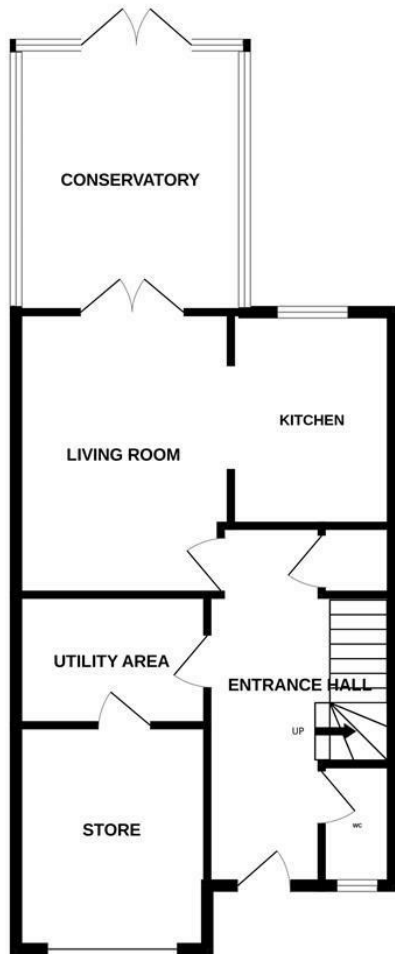
61874.

REAR GARDEN

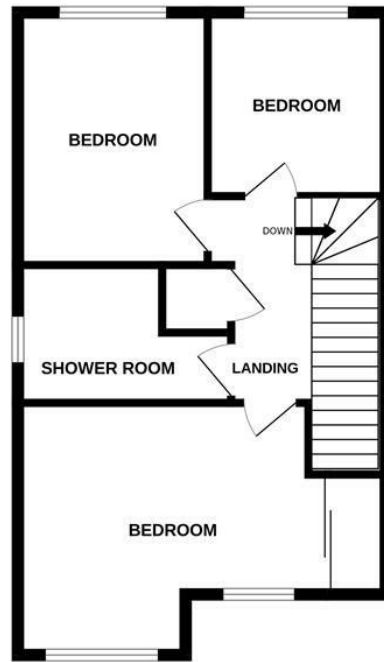
Fully enclosed, private rear garden split over two levels which has been laid to stone slabs and offers a secluded seating area with gated pathway to the front of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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