



3 BOSWELL CRESCENT INVERNESS IV2 3ET



4/5 Bedroom Detached Villa with Integral Double Garage

- » ENTRANCE HALL
- » WC
- » HALL
- » LOUNGE
- » DINING ROOM
- » KITCHEN/BREAKFAST ROOM
- » STUDY/BEDROOM 5
- » 4 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » INTEGRAL DOUBLE GARAGE WITH UTILITY AREA
- » GARDEN
- » VIEWS ACROSS INVERNESS TO BOTH THE MORAY AND BEAULY FIRTH, KESSOCK BRIDGE AND BLACK ISLE BEYOND

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 - 40341

OFFERS OVER £285,000



DESCRIPTION

Occupying an elevated situation, this desirable modern family home boasts outstanding views across the city to the Firth, Kessock Bridge and hills beyond. Benefiting from gas central heating and double glazing this attractive home was built by O'Brien Home to their Linton specification. At the time of construction, the property was altered to provide a more open plan feel from the kitchen to the dining room and lounge. From the entrance hall, access is gained to the WC, study, dining room, lounge and integral garage. The double aspect lounge is an inviting room with three feature full length windows to the rear and French doors accessing the spacious dining room. Here patio doors take full advantage of the enviable view on offer. The kitchen is nicely fitted and equipped and the integral double garage has a utility area. Upstairs there is a family bathroom and four good sized bedrooms, with the master appreciating en-suite facilities. The large patio to the rear provides an ideal venue for entertaining or simply to relax on and enjoy the wonderful outlook on offer. Viewing recommended.



LOCATION

Set within a popular modern residential development some 3 miles from the city centre. There is easy access to the southern distributor road and hence to the A9 road to north and south. The nearby Balloan shopping area includes a hairdresser, general store, pharmacy and a bar/diner. Primary schooling is at Inshes with secondary school children attending Millburn Academy. Raigmore Hospital and the Inshes Shopping Centre are within easy reach. There is a regular bus service to the city centre.

DIRECTIONS

From the Town House in the centre of the city, travel along Castle Street and at the top of the hill bear left in to Old Edinburgh Road. At the traffic lights continue straight on, bearing right at the next fork but still on Old Edinburgh Road. At the mini roundabout take the second exit off and continue on this road for some considerable distance. Carry on straight ahead at the traffic lights and at the roundabout take the second exit on to Stevenson Road. Take a right into Boswell Road and follow the road round and it veers left. Take a right into Boswell Crescent and No 3 is situated on the left hand side of the road.

ACCOMMODATION

COVERED ENTRANCE

Outside light.

ENTRANCE HALL 2.76m x 1.38m (9'1 x 4'2)

Fitted mat. Bamboo laminate flooring. Radiator. Fitted carpet. Pendant ceiling light. Doors to WC and Study. Open to Hall.

WC 1.97m x 1.00m (6'6 x 3'3) at widest

Patterned window to front. White WC and wash hand basin. Bamboo laminate flooring. Radiator. Pendant ceiling light.

STUDY/BEDROOM 5 2.90m x 2.77m (9'6 x 9'1)

Window to front overlooking lawn and cul-de-sac. Bamboo laminate flooring. Radiator. Pendant ceiling light. Wall shelving.

HALL 3.73m x 1.97m (12'3 x 6'6)

Bamboo laminate flooring. Pendant ceiling light. Smoke detector. Door to cupboard with shelving (housing fuse box and electricity meter). Further walk in cupboard with coat hooks. Doors to Lounge and Dining Room. Door to Garage.

LOUNGE

5.00m x 3.92m (16'5" x 12'10")

Entry from Hall via a glass panelled door. Three feature full length windows to rear enjoying fantastic views across Inverness to the Firth, Kessock Bridge and hills beyond. Further window to side; woodvenetianblind.



Bamboo laminate flooring. Two radiators. Ceiling light. TV and telephone points. French doors to Dining Room.



DINING ROOM

4.00m x 3.35m (13'1" x 11'0")

Entry from Hall via French doors. Bamboo laminate flooring. Radiator. Pendant ceiling light. Patio doors to rear enjoying an open outlook across Inverness to the Firth, Kessock Bridge and hills beyond. Open to Kitchen.



KITCHEN

3.99m x 3.01m (13'1" x 9'11")

Window to rear enjoying views across Inverness to the Firth, Kessock Bridge and hills beyond. Range of modern wall and base units incorporating a double pull out larder unit and under unit. Integrated fridge/freezer and dishwasher. Rangemaster cooker with overhead extractor. Ample worksurface areas with tiling above. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Vinyl flooring. Kickplate heater. Four downlighters. Door to side garden.

From the Hall, a carpeted split-level staircase access the upper floor. Window to side.

LANDING

Fitted carpet. Pendant ceiling light. Smoke detector. Hatch to loft. Door to shelved cupboard. Further cupboard with shelf (housing hot water tank). Doors to Four Bedrooms and Bathroom.

BEDROOM 1

4.23m x 3.17m (13'11" x 10'5")

Window to rear enjoying panoramic views across the city to both the Moray and Beaulieu Firth, Kessock Bridge and hills beyond. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light. TV and telephone point. Door to En-Suite.



EN-SUITE 2.45m x 1.22m (8'0" x 4'0") ex cubicle

White WC, wash hand basin and cubicle with Aqualisa power shower. Tiling within cubicle and above wash hand basin. Radiator. Extractor. Ceiling light.

BEDROOM 2

4.03m x 2.85m (13'3" x 9'4")

Window to rear enjoying panoramic views across the city to both the Moray and Beaulieu Firth, Kessock Bridge and hills beyond. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light. Telephone point.



BEDROOM 3**3.26m x 2.76m
(10'8 x 9'1)**

Window to front overlooking development. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.

**BEDROOM 4****2.80m x 2.59m
(9'2 x 8'6)**

Window to front overlooking cul-de-sac. Fitted carpet. Radiator. Pendant ceiling light. Telephone point.

BATHROOM**2.78m x 1.82m and
0.92m x 0.75m
(9'1 x 6'0 and 3'0 x 2'6)**

Patterned window to front. Four piece white suite comprising WC, wash hand basin, bath and cubicle with Aqualisa shower. Tiling within cubicle and above bath and wash hand basin. Radiator. Extractor. Ceiling light.

GARAGE 5.18m x 4.95m (17'0 x 16'3)

Two up and over doors. Power and light. Wall and base units including peninsular unit with cupboards below. Plumbed for washing machine. Hatch to loft. Door to Hall.

GARDEN

The front garden to laid to lawn with a brick paved driveway catering for off street parking. A path and gate access the enclosed well stocked rear garden. The large patio area makes an ideal venue for entertaining or simply to relax and enjoy the fabulous panoramic view on offer. Steps and a small area of decking access a Japanese bath. A crazy paved style path leads down the garden to a large vegetable plot and fruit bushes. Here the garden boasts an array of well established trees and shrubs, colourful plants and flowers. Water butts. Water tap. Rotary dryer.

**HEATING**

The property benefits from gas central heating.

GLAZING

The subjects are fully double glazed.

EXTRAS

All fitted floor coverings and curtains, integrated dishwasher and fridge/freezer, Rangemaster and extractor hood are included in the asking price.

COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson, Shaw & Gilbert, Property Department on 01463 253911, the Highland Solicitors Property Centre on 01463 231173 or the seller, evenings and weekends on 01463 242457 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 3 BOSWELL CRESCENT, INVERNESS."

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.
Tel: (01463) 236123.
Fax: (01463) 711083
Email: thenderson@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

