



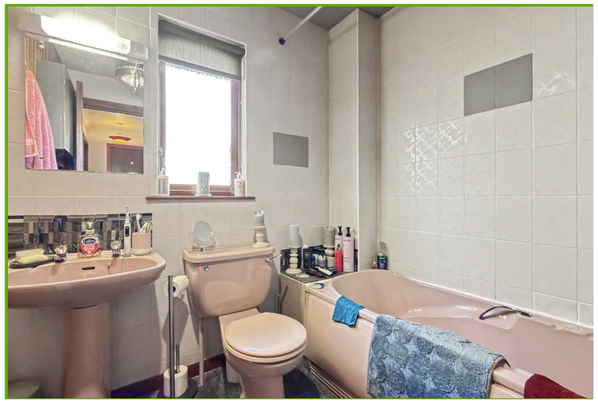












Burn Brae, Westhill, Inverness,
Highland, IV2

Offers Over: £220,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Burn Brae, Westhill, Inverness, Highland, IV2

Offers Over: £220,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C

A charming three-bedroom bungalow with beautifully established gardens, generous living space and a private driveway. Tucked within a popular Westhill setting, the property also features a superb timber garden room, creating an inviting retreat beyond the home.

Hallway
A welcoming central hallway provides access to the principal accommodation, with a practical layout that connects the living space, kitchen, three bedrooms and bathroom. The hall also benefits from useful built-in storage.

Lounge
13'1" x 17'1" (4m x 5.2m)
A generously proportioned reception room with a large front-facing window allowing plenty of natural light. The room offers excellent space for a range of freestanding furniture and provides a comfortable setting for both everyday living and entertaining.

Kitchen
9'8" x 9'5" (2.95m x 2.87m)
Situated to the rear of the property, the kitchen is fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. There is space for a selection of appliances and a small dining arrangement, while a glazed external door provides direct access to the rear garden.

Bedroom 1
11'1" x 9'3" (3.38m x 2.82m)
A comfortable double bedroom positioned to the front of the property, with a pleasant outlook and fitted mirrored wardrobes providing useful storage.

Bedroom 2
9'9" x 10'6" (2.97m x 3.2m)
A well-proportioned second bedroom overlooking the rear garden and benefiting from built-in storage. The room offers ample space for bedroom furniture and would suit a variety of requirements.

Bedroom 3
6'10" x 10'4" (2.08m x 3.15m)
A versatile third bedroom which could equally serve as a guest room, home office, study or hobby room, with a rear-facing window providing natural light.

Bathroom
6'6" x 7'1" (1.98m x 2.16m)
The bathroom is fitted with a three-piece suite comprising bath, wash hand basin and WC, complemented by tiled walls and a rear-facing window providing natural light and ventilation.

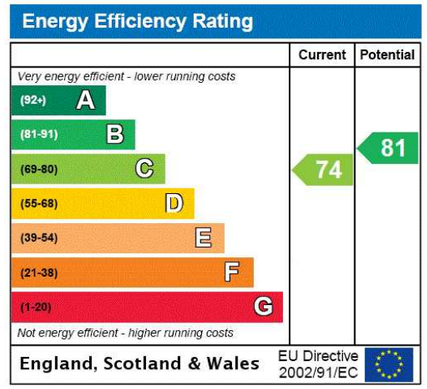
External
The front garden is attractively arranged with areas of lawn, mature shrubs and established planting, creating a welcoming approach to the property. A pathway leads to the main entrance, while the mature landscaping gives the frontage a well-established feel. A private driveway runs alongside the bungalow and provides off-street parking. The rear garden is a particularly attractive feature, offering a mature and private outdoor setting with lawn, paved pathways, established trees, hedging and well-stocked planted borders. There are several areas suitable for outdoor seating, making the garden well suited to both relaxing and entertaining. A substantial timber garden room is positioned within a secluded section of the rear garden and opens onto a decked seating area. Currently arranged as an additional retreat, it provides a charming and flexible space which could suit a variety of recreational or hobby uses. Further timber storage is also provided within the garden, offering useful space for garden equipment and outdoor items.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

Location
Westhill is a popular residential location on the eastern side of Inverness, offering a balance between suburban convenience and ready access to the surrounding Highland countryside. The property is well placed for access to Inverness and its wider range of shopping, leisure and transport facilities, while the area's established residential surroundings make it particularly well suited to those seeking comfortable single-storey living within easy reach of the city.

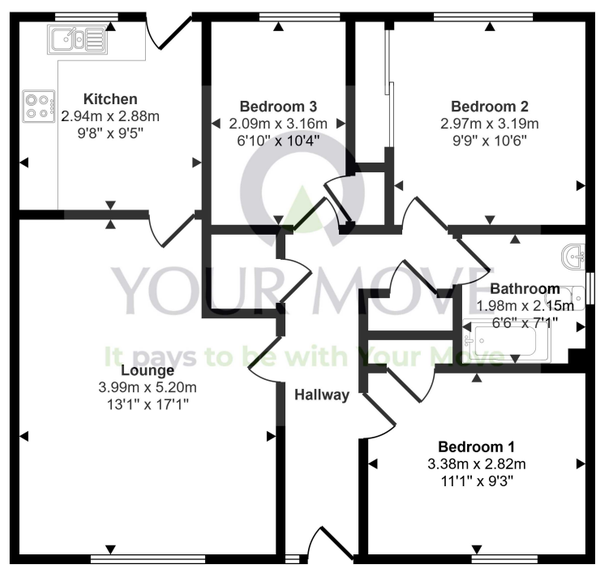
Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by Steve Hardaker Limited, (company number 06234698), registered in England at 75 Larch Drive, Stanwix, Carlisle, Cumbria CA3 9FJ. VAT registration no: 437854559. Letting Agent Registration Number is LARN2305007

All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Approx Gross Internal Area
74 sq m / 795 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.