















Woodside Farm Drive, Westhill,
Inverness, Highland, IV2

Offers Over: £440,000

Tenure: Freehold

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Council Tax Band: F
EPC Rating: C

Set in sought-after Westhill, this impressive detached bungalow combines spacious, versatile accommodation with beautifully landscaped gardens, inviting outdoor terraces and captivating views across the Moray Firth towards the Kessock Bridge.

Hallway
A welcoming entrance hallway providing access to the principal living accommodation and bedrooms. Generously proportioned and thoughtfully arranged, with a practical layout throughout.

Lounge
14'1" x 18'3" (4.32m x 5.57m)
An elegant and generously proportioned reception room, enjoying excellent natural light and attractive garden views. A feature fireplace with gas fire creates an inviting focal point, while glazed doors open directly onto the paved terrace, providing a lovely connection to the outdoors.

Kitchen/Diner
12'6" x 23'5" (3.81m x 7.13m)
An impressive, light-filled kitchen/dining room featuring an extensive range of cream-coloured fitted units, contrasting worktops and complementary tiled splashbacks. A charming bay-windowed seating area provides a delightful spot to relax and enjoy the outlook, while generous floor space comfortably accommodates informal dining.

Utility Room
5'10" x 18'4" (1.77m x 5.59m)
A practical and well-appointed utility room offering additional fitted cabinetry, worktop space, a sink and plumbing for laundry appliances. Complemented by tiled flooring and convenient access to the outside.

Dining Room/Bedroom 4
9'4" x 18'9" (2.85m x 5.71m)
A spacious and versatile formal dining room, offering ample space for a substantial dining table and additional furnishings. Previously arranged as two separate rooms, including a bedroom with built-in cupboard, the space offers flexibility for alternative uses.

Bedroom 1
13'5" x 12'4" (4.10m x 3.77m)
A particularly spacious and inviting double bedroom featuring dual-aspect windows, which provide excellent natural light and attractive garden views. Further enhanced by a walk-in wardrobe and the convenience of a private en-suite shower room.

Bedroom 2
10'0" x 9'5" (3.05m x 2.88m)
A comfortable and well-presented bedroom enjoying pleasant natural light and a peaceful outlook. Offering ample space for bedroom furnishings, with the additional benefit of fitted wardrobe storage.

Bedroom 3
9'2" x 9'10" (2.79m x 2.99m)
A bright and versatile bedroom overlooking the established gardens. Currently arranged as a twin room, it offers flexibility for use as guest accommodation, a home office or an additional bedroom.

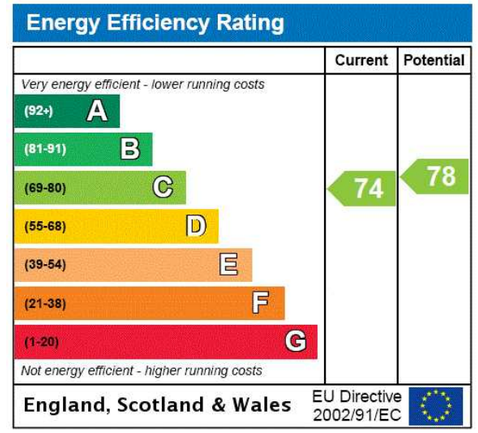
En-Suite
6'6" x 5'9" (1.99m x 1.74m)
Conveniently accessed from bedroom three, the en-suite provides a shower enclosure, washbasin and WC, offering a practical addition to the principal bedroom accommodation.

Bathroom
10'2" x 7'10" (3.10m x 2.38m)
A well-appointed family bathroom featuring contemporary white sanitaryware, tiled finishes and a shower enclosure, complemented by useful vanity storage.

Garage
A generous private driveway provides ample off-street parking and leads to the attached single garage, equipped with power, lighting and an electrically operated roller door.

External
Beautifully established gardens extending generously around the property, featuring expansive lawns, mature trees, colourful shrubs and attractive planted borders. Spacious paved terraces provide wonderful areas for outdoor dining and relaxation, while a charming timber summerhouse and separate garden shed offer additional versatility and storage. The elevated setting enjoys views across the Moray Firth towards the Kessock Bridge.

Additional
The property offers potential for further development, including possible loft conversion or extension into the attached garage and adjoining side of the bungalow, subject to the necessary planning permissions, building warrants and structural assessments. The current owner has advised that factor charges apply. Should you proceed with the purchase of this home, full details should be verified by your solicitor.

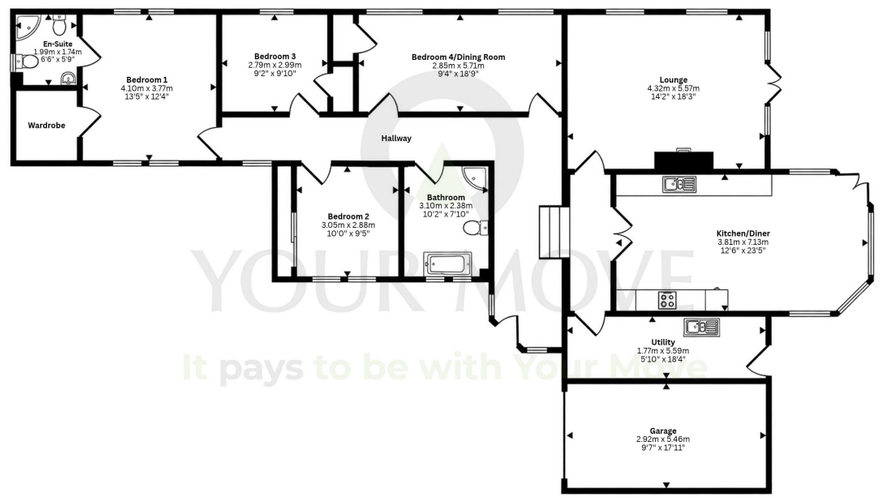


For full EPC please contact the branch.

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.

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Approx Gross Internal Area
177 sq m / 1908 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.

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