

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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Services

Mains water, electricity, gas and drainage.

Extras

Some curtains and all carpets, blinds and fitted floor coverings.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

G

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

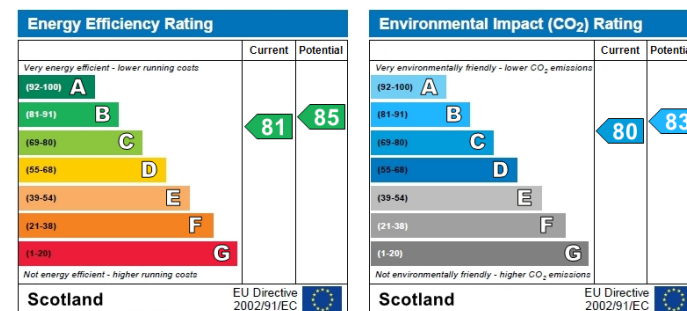
Entry

By mutual agreement.

Home Report

Home Report Valuation - £775,000

A full Home Report is available via Munro & Noble
- property@munronoble.com.



11 Heights of Woodside Westhill, Inverness IV2 5TH

A substantial, detached, five/six bedroom villa, with detached double garage that is located in the prestigious Heights of Woodside area of the city, occupying a plot that extends to approximately one acre.

OFFERS OVER £775,000

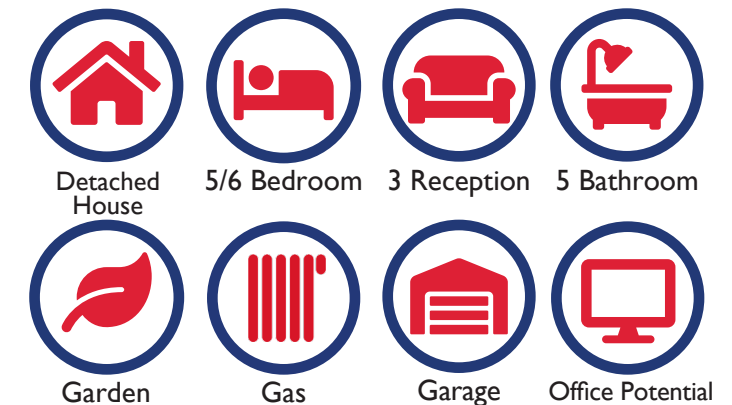
📍 The Property Shop, 47 Church Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview



Kitchen/Family Room



Kitchen/Family Room



Kitchen/Family Room



Bedroom Five



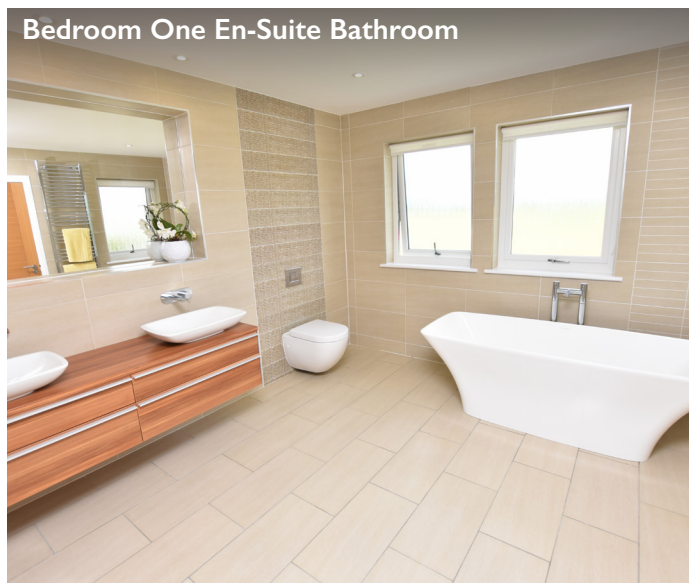
Bedroom Five En-Suite Shower Room



Bedroom One



Bedroom One En-Suite Bathroom



Bedroom One En-Suite Bathroom



Bedroom Two



Bedroom Two Balcony View





Reception Hall

Property Description

This individual, architect designed, detached villa, offers contemporary and spacious accommodation spread over two floors. The clever use of glazing throughout allows an abundance of natural light, generating a bright and airy environment and the room layout makes the most of the views over the garden, the Moray Firth and beyond. Offering a wealth of features including five bedrooms, all with fitted wardrobes and en-suite facilities, Villeroy & Boch and Duravit bathroom fittings and a Charles Yorke fitted kitchen with Miele cooking appliances, viewing is recommended. The property is fully double glazed, has a gas central heating system with the ground floor having underfloor heating. On entering the property via the glazed, double front doors you are met with the magnificent reception hall that has a vaulted ceiling which has six Velux windows allowing the flooding of light. A stunning, sweeping, oak staircase ascends from here to the mezzanine first floor landing. On the ground floor can be found a generous sized double aspect lounge having bay windows to the front and side elevations and from which sliding doors give access to the sunroom. The sunroom which is open plan with the dining room (currently utilised as music room) is again double aspect having windows to the side and rear elevations as well as double glazed French doors to the patio area in the garden. An open plan kitchen/family room forms the heart of the home with the abundance of glazing making this a bright, fresh space. The fitted kitchen has granite worktops, a work island/breakfast bar and has integral appliances consisting of an induction hob with extractor over, a steam oven, a combination oven, a combination oven/microwave, two warming drawers, a fridge, a freezer and a dishwasher. A WC, a utility room that has plumbing for a washing machine, space for further appliances and which gives access to the garden are also found on the ground floor as well as one bedroom with its en-suite shower room. From the mezzanine landing a snug, four further bedrooms and an office (with the potential to be used as a sixth bedroom if required) can be accessed, with the office having a south facing Juliet balcony. A feature of the snug is the wood burning stove and this room enjoys views to the north over the garden towards the Moray Firth and Ben Wyvis beyond. The second of the four bedrooms on the first floor, has a balcony that is west facing, again taking in views over the garden, the Firth and the hills beyond. The principal bedroom is a triple aspect room with a Juliet balcony to the east from which views over the neighbouring farmland can be enjoyed. The master bedroom boasts a dressing area that has two triple fitted wardrobes in addition to an en-suite bathroom that comprises two wash hand basins set within a vanity unit, a WC, a freestanding bath and a tiled shower enclosure. Externally the property occupies a plot that extends to approximately one acre that is mainly laid to lawn and is partially enclosed. It has some stocked flowerbeds, a number of trees affording the property privacy and is bordered to the east by farmland. There is an alfresco entertaining area laid to patio and gravel that can be accessed directly from the sunroom and a further patio area can be accessed via the utility room. A tarmac driveway that provides space for parking for a number of vehicles leads to the detached double garage that has power, lighting, two remote controlled up and over doors and has loft storage space.



Lounge



Sun Room



Rooms & Dimensions	
Reception Hall Approx 8.63m x 5.79m (AWP)*	Bedroom Two Approx 3.63m x 4.98m (AWP)
Lounge Approx 7.87m x 6.87m	Balcony Approx 3.98m x 2.02m
Sun Room Approx 4.29m x 5.00m	En-Suite Shower Room Approx 1.46m x 2.63m
Dining Room Approx 3.38m x 4.68m	Office/Bedroom Six Approx 4.75m x 2.11m
Kitchen/Family Room Approx 5.80m x 8.28m	Bedroom One Approx 5.80m x 3.56m
WC Approx 2.00m x 1.63m	Dressing Area Approx 2.95m x 1.22m
Utility Room Approx 3.51m x 2.54m	En-Suite Bathroom Approx 3.20m x 4.46m
Ground Floor Bedroom Approx 3.97m x 3.80m	Double Detached Garage Approx 7.97m x 6.20m
En-Suite Shower Room Approx 1.73 x 2.47m	*(At Widest Points)
Mezzanine Landing	
Snug Approx 3.42m x 4.68m	
Bedroom Four Approx 3.58m x 3.17m	
En-Suite Shower Room Approx 2.63m x 1.46m	
Bedroom Three Approx 3.80m x 3.38m	
En-Suite Shower Room Approx 2.31m x 2.02m	



Dining Room