

6 Bed Detached In Gean Place Westhill, Inverness, IV2 5TB £440,000



SHORT DESCRIPTION

Property Ref: 16320 A substantial six-bedroom detached family home situated within a desirable residential area of Westhill, enjoying stunning elevated views across to the Black Isle and offering generous, highly adaptable accommodation arranged over

two floors. The property is entered via a vestibule leading into an impressive central hallway, providing access to the principal ground floor accommodation. The lounge is well proportioned and features double doors, creating a bright and versatile living space suited to both everyday family life and entertaining, with the elevated outlook enhancing the sense of space and setting. A standout feature of the home is the expansive kitchen and dining area, extending to approximately 8.9 metres in length. Designed with practicality in mind, the kitchen offers extensive worktop and storage provision and flows directly through to the utility room. From the utility, a rear door provides convenient access to the enclosed garden, ensuring an efficient layout for modern living. The ground floor is particularly flexible, comprising three bedrooms including the principal bedroom, which benefits from an en suite shower room. This configuration lends itself well to multi-generational living, guest accommodation or those seeking the option of single-level living. The scale and layout may also appeal to purchasers considering short-term holiday letting or guest accommodation use, subject to the necessary consents. A separate WC completes the ground floor. Upstairs, the property offers three further well-proportioned bedrooms. A dedicated office space positioned off the landing provides an ideal work-from-home area or study zone, while a family bathroom serves the upper floor accommodation. Externally, the property enjoys a private enclosed rear garden providing a secure environment suitable for children and pets, with space for seating and outdoor entertaining. To the front, a driveway provides ample off-street parking and benefits from an electric vehicle charging point, and leads to a substantial detached garage measuring approximately 8.0m x 4.3m. Located within a sought-after residential area of Westhill, the property benefits from convenient access to local schooling, amenities and commuter routes, while Inverness city centre remains within easy reach. Offering scale, flexibility, impressive views and modern practicality, this is an exceptional opportunity to acquire a significant family home in a prime setting. Accommodation Comprises: Vestibule 1.80m x 2.10m Entrance Hallway 9.00m x 2.60m Sitting Room 4.20m x 5.80m WC 1.50m x 2.00m Kitchen - Dining Room 8.90m x 3.40m Utility Room 3.40m x 1.80m Bedroom 1 3.40m x 3.00m Bedroom 2 3.90m x 3.60m Principal Bedroom 4.10m x 3.20m En Suite 2.30m x 1.50m Landing - Study Area 2.50m x 2.60m Bedroom 4 3.30m x 5.70m Bedroom 5 5.30m x 3.00m Bedroom 6 5.60m x 3.80m Family Bathroom 1.90m x 3.10m Upper Landing 7.90m x 1.10m Detached Garage 8.00m x 4.30m Property Type: Detached Full selling price: £440000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: G EPC rating: C Measurement: Bedrooms, Bathrooms, and Living Room Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-Occupied...



Bed Room(s)



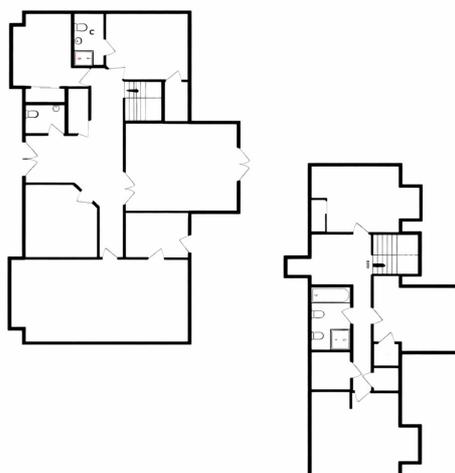
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	80

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (77)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

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