



Birchwood, Culloden Road, Westhill, Inverness

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BNP PARIBAS GROUP



# Birchwood Culloden Road Westhill, Inverness IV2 5BQ

A spacious family home located within close proximity to the City Centre

Inverness City Centre 3 miles, Inverness Airport 8.2 miles (mileages are approximate)

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Utility | Conservatory  
WC | Study | Principal bedroom with en suite shower room | Dressing Room | 3 Further bedrooms (one with en suite bathroom) Shower room | Garden | Garage

EPC Rating: D

## The property

Birchwood is a sizeable home which offers over 2,300 sq. ft. of adaptable and light-filled accommodation.

The entrance hall with its fitted store cupboards opens initially into the 19 ft. drawing room with its walk-in bay window and feature fireplace. The dining room can be accessed via both the drawing room and kitchen and features sliding doors opening to one of the property's terraces. Adjacent is the well-appointed kitchen with a wide range of wall and base cabinetry and integrated appliances. The utility room is located off the kitchen and comes complete with storage units and has space for appliances. From here is a WC and a conservatory which has access to the rear garden to the garden.

The bedroom wing comprises a spacious principal bedroom with en suite shower room, a dressing room and three further bedrooms, one

of which has an en suite bathroom. There is also a study which could be a further bedroom and a shower room.

## Outside

The property is approached via a large monoblock driveway with turning circle giving access to the detached garage. A low brick-built wall and fencing with double gates opens into the front garden, with a gravelled terrace beside the property followed by a well-sized section of level lawn. A trio of enclosed low-maintenance terraces wrap around the home, including a paved patio and a multi-level timber deck with mature trees and a dedicated children's play area.

## Location

The property is situated within easy reach of the city centre which is approximately 3 miles away. The Highland capital of Inverness provides a vast array of commercial, educational, retail and service facilities, together with a mainline railway station. Inverness airport offers regular domestic and European flights. The A9 gives access to both the north and south including the Cairngorms National Park which offers a plethora of hiking, cycling, riding, fishing, swimming and kayaking opportunities.







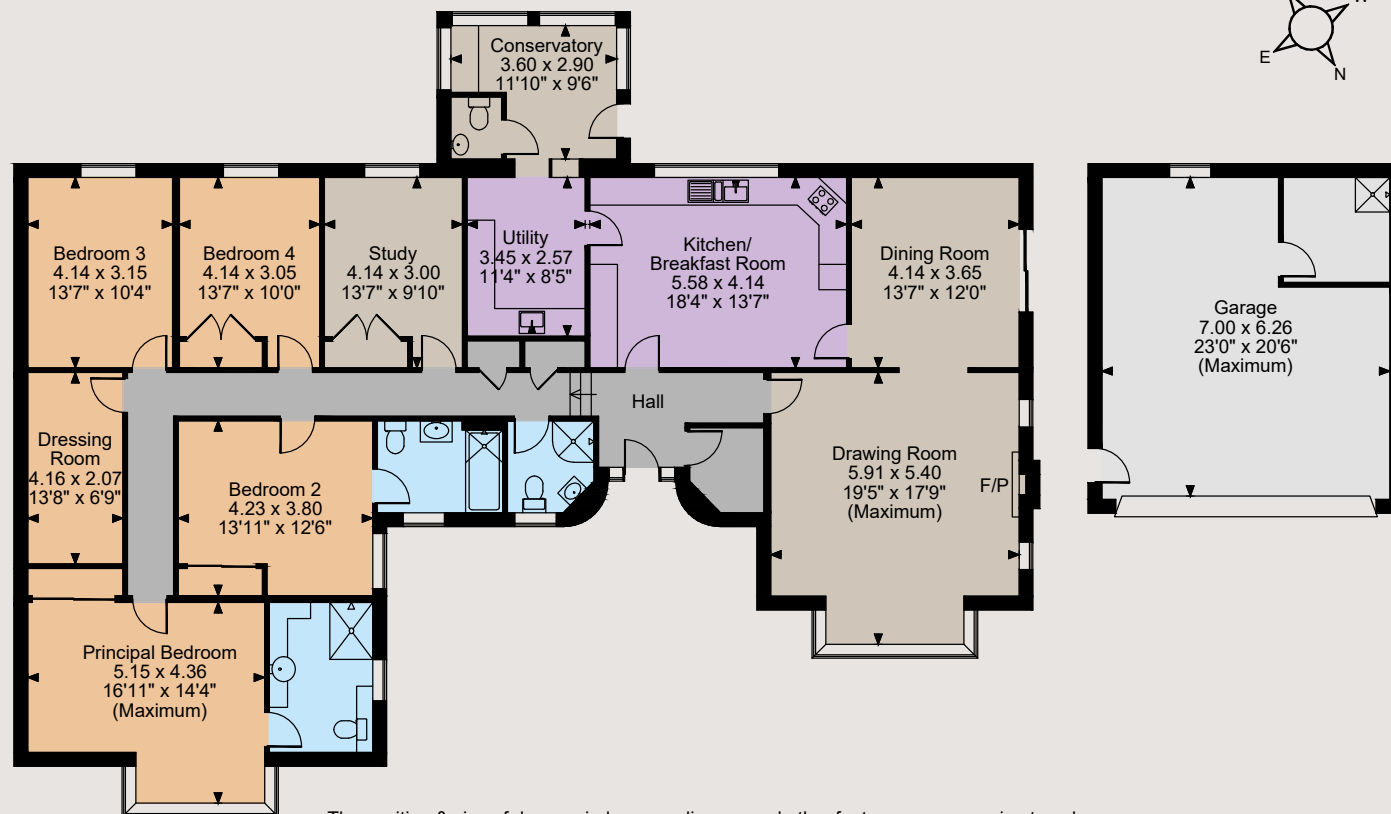
## Floorplans

Main House internal area 2,385 sq ft (222 sq m)

Garage internal area 472 sq ft (44 sq m)

Total internal area 2,857 sq ft (265 sq m)

For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

What3Words ///pens.rising.again

From Inverness take the B9006 towards Culloden. Pass Simpsons Garden Centre on the right hand side and just beyond the next set of traffic lights, you will see the property located on the right hand side.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, water and drainage.

Gas central heating.

**Council Tax:** Band G

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

**Tenure:** Freehold

**Guide Price:** Offers Over £390,000

## Inverness

Castle House, Inverness, IV2 6AA

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