

3 Heights of Woodside, Westhill, Inverness



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A magnificent home offering exceptional living space, set within beautifully landscaped grounds with stunning distant views toward the Moray Firth.

Property

3 Heights of Woodside is an impressive modern residence, distinguished by its white rendered elevations, elegant stone detailing and traditional slate roof. Extending to more than 3,300 sq ft, the property offers bright, beautifully proportioned accommodation, finished with meticulous attention to detail.

From the welcoming porch, double doors open into a reception hall, centred on a split staircase that immediately establishes a sense of elegance. From here, the accommodation flows seamlessly into the principal living spaces. The generous drawing room, with its feature fireplace, provides a refined setting for relaxation, while the adjoining sitting room enjoys two sets of glazed doors, opening respectively to the spacious, light-filled conservatory and the rear garden. On the opposite side of the hall, a formal bay-windowed dining room offers an excellent space for entertaining and opens to the generous kitchen/breakfast room. Fitted with contemporary cabinetry, integrated appliances and a substantial central island incorporating a breakfast bar, the room provides an attractive and sociable hub for everyday family life.

The galleried first-floor landing leads to five spacious bedrooms. The principal suite provides a luxurious retreat, complete with an en suite bathroom and private balcony, while a further bedroom also benefits from en suite facilities. Two additional bedrooms enjoy balcony access, while a family bathroom completes the first-floor accommodation.

The property is set within beautifully maintained and generous wraparound gardens, laid mainly to lawn. A sweeping gated driveway provides ample parking and access to a detached double garage. To the rear, a substantial paved terrace offers an ideal setting for al fresco dining, while raised vegetable planters, a fruit cage and a timber gazebo further enhance the attractive outdoor space.

3,321 sq ft (308 sq m) | Freehold
3 reception rooms | 5 bedrooms | 4 bathrooms
Double garage | Town

Offers Over £825,000

Location

The property enjoys a peaceful position on the eastern edge of Inverness, within the sought-after Westhill area. It also benefits from a peaceful setting while remaining close to the amenities of the Highland capital. Westhill provides everyday facilities including convenience stores, a nursery and local services, while Inverness city centre, approximately three miles away, offers extensive shopping, leisure and cultural attractions. Schooling in the area is well regarded, with local primary provision and secondary education at Culloden Academy, alongside a choice of independent schools in Inverness.

The property is well connected, with the A96 and A9 providing excellent road links to Aberdeen, Perth and the wider Highlands. Inverness railway station offers regular services to Edinburgh, Glasgow and London, while Inverness Airport, about 10 miles away, provides domestic and international flights.

Postcode region: IV2

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Gas central heating and underfloor heating.

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances are included in the sale.

Council Tax: Band G

EPC Rating: B

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



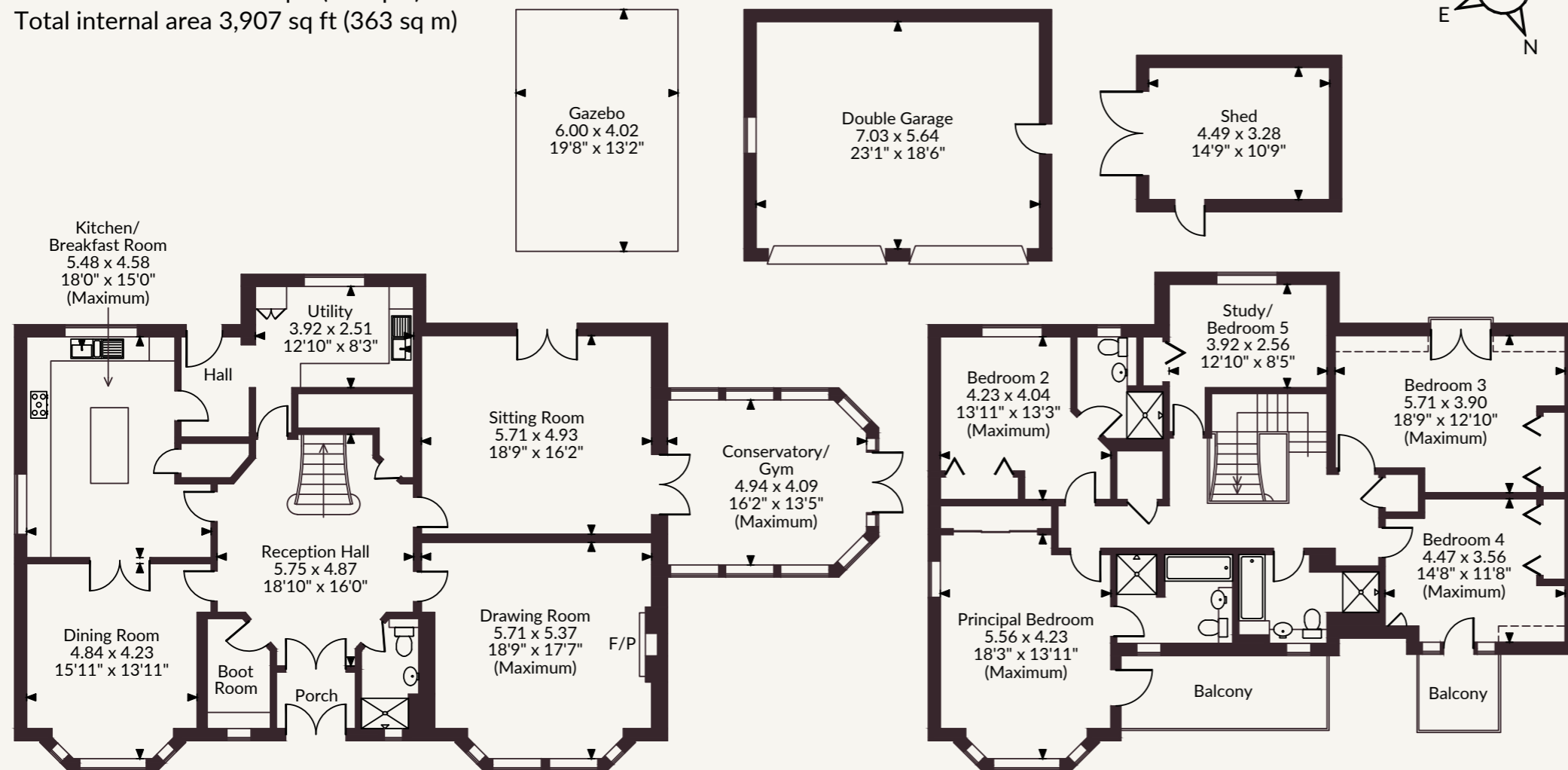
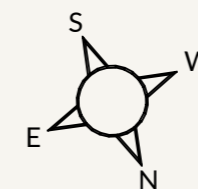
Heights of Woodside, Inverness

Main House internal area 3,321 sq ft (308 sq m)

Garage internal area 427 sq ft (40 sq m)

Shed internal area 159 sq ft (15 sq m)

Total internal area 3,907 sq ft (363 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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