



26 Woodgrove Drive, Inverness, IV2 5HP

- VIEWINGS SUSPENDED - OFFER ACCEPTED.
- Four double bedrooms.
- Private driveway & garage.
- Spacious lounge.
- Bathroom, ensuite & WC.
- Gas central heating.
- Open plan kitchen diner.
- Private front & rear gardens.
- Double glazing throughout.

Offers Over £375,000

*****VIEWINGS SUSPENDED - OFFER ACCEPTED*****

An exciting opportunity to purchase a detached, four-bedroom house in the desirable Inshes area of Inverness. With well-proportioned room sizes, excellent storage provisions and ample living space, this property offers an excellent family home.

The ground floor accommodation comprises of entrance vestibule, main hallway, bright and spacious lounge with feature gas fire creating a cosy focal point to the room, open plan kitchen diner with quality integrated appliances and formal dining space and the WC. On the first floor is the landing giving access to the main double bedroom and ensuite, three further double bedrooms each benefitting from fitted wardrobes and the family bathroom which completes the accommodation. This property also benefits from double glazing throughout and gas central heating.

Private outdoor space includes a driveway with sufficient parking space for two vehicles and integral, single garage with electricity supply. There is a small lawn area to the front of the property and generous rear garden with paved patio seating area and lawn space.

Please note this property is currently being used as a holiday let and viewings will be arranged around availability.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the well-established Inshes area of Inverness this property offers a favourable location within the city. Inshes retail park is within walking distance of the property offering a range of amenities including large supermarkets, nursery, retail and leisure units. Other local amenities include community parks, pharmacy and beauty salon.

A short drive from the property you will find Raigmore Hospital, Fairways business park and Driving Range and the University of the Highlands and Islands. Inverness City Centre is approximately 2.7 miles from the property.

Excellent public transport links are available within walking distance offering routes into the City Centre and across Inverness. All major travel routes including A9 & A96 & A82 are easily accessible. Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available at Inshes Primary School located within walking distance. Older children would attend Millburn Academy. A public bus service is available for transport.

DIRECTIONS

From Inverness City Centre head to Inshes roundabout, take the exit signposted for the 'Shopping Centre' towards Tesco. Continue to the roundabout and take the second exit. Take the first left onto Woodgrove Drive and take the first left again to stay on Woodgrove Drive. Number 26 will be the third house on your right-hand side, clearly sign posted by a South Forrest for-sale board.

KEY POINTS

- Ideal family home.
- Ample living space & storage.
- Potential investment opportunity.
- Amenities & schools nearby.
- Convenient location within Inverness.
- Easy access to City Centre.
- Transport links nearby.

ACCOMMODATION

ENTRANCE VESTIBULE

2.19 x 1.07 (7'2" x 3'6")

Front external door, front facing window and access into main hallway.

HALLWAY

4.62 x 1.31 to 1.09 (15'1" x 4'3" to 3'6")

Provides access to all downstairs living space, WC and stairs to first floor. One large under-stair storage cupboard and one cloak cupboard.

LOUNGE

5.34 x 3.35 (17'6" x 10'11")

Bright and inviting lounge with feature fireplace, front facing window and glass paneled, double doors into the dining space creating an influx of natural light through the room.



KITCHEN

3.92 x 3.17 (12'10" x 10'4")

Modern and spacious kitchen with gloss finish, soft close wall and base mounted cabinets with down lighting. Ample worktop space with wet wall paneling splash back, breakfast bar and one and a half bowl, composite sink with draining board. Quality integrated appliances include fridge freezer, dishwasher and extractor fan. The Rangemaster range cooker will also be included in the sale. Rear facing window, rear external door leading to the rear garden and internal door leading to the garage. The kitchen and dining area are an open plan layout with the entire room measurements being 8.46m x 3.65m to 3.20m.



DINING SPACE

3.65 x 2.53 (11'11" x 8'3")

Open plan, formal dining area with access to the lounge and double patio doors leading out to the rear garden.



WC

1.65 x 1.00 (5'4" x 3'3")

WC and wash hand basin with mixer tap.

LANDING

5.24 x 2.02 (17'2" x 6'7")

Provides access to all four bedrooms, family bathroom and loft hatch giving way to partially floored roof space. One large storage cupboard.

BEDROOM ONE

4.34 x 3.55 (14'2" x 11'7")

Considerable double bedroom with quadruple fitted wardrobe, ensuite shower room and front facing Juliette balcony.





BEDROOM FOUR

3.12 x 2.71 (10'2" x 8'10")

Double bedroom with quadruple fitted wardrobe and front facing window.



ENSUITE

2.03 x 1.81 (6'7" x 5'11")

Shower, wash hand basin with mixer tap, WC, wall mounted shelves, shaving point, extractor fan and two front facing frosted glass window.

BEDROOM TWO

3.39 x 3.27 (11'1" x 10'8")

Spacious double bedroom with quadruple fitted wardrobe and rear facing window.



BEDROOM THREE

3.75 to 2.75 x 3.21 (12'3" to 9'0" x 10'6")

Double bedroom with quadruple double wardrobe and rear facing window.



FAMILY BATHROOM

2.13 x 1.67 (6'11" x 5'5")

Shower over bath, wash hand basin with mixer, WC, extractor and rear facing window with deep ledge.



FRONT GARDEN, DRIVEWAY & GARAGE

6.01 x 2.70 (19'8" x 8'10")

Small, private lawn area to the front of the property at either side of the driveway. The driveway has parking space for two vehicles and provides access to the integral, single garage with electricity supply which houses the boiler and fuse box. Please note the measurements shown above are internal garage measurements.



REAR GARDEN

Private, fully enclosed rear garden with gated pathway front the front of the property, lawn space and patio seating area.



EXTRAS

Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, integrated appliances and white goods are to be included in the sales price. If any items of furniture as of interest to the purchaser, these can be purchased by separate negotiation.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

COUNCIL TAX

The current council tax is Band F. Please be aware that this may be subject to change upon sale.

EPC BAND

EPC Band C.

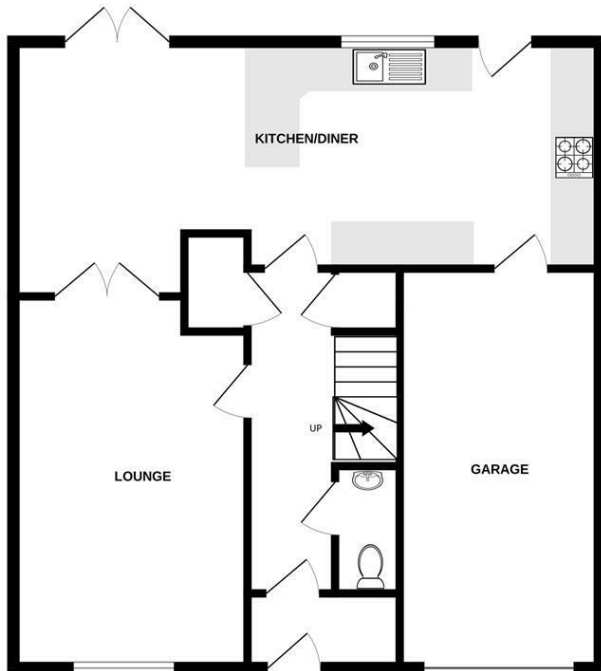
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

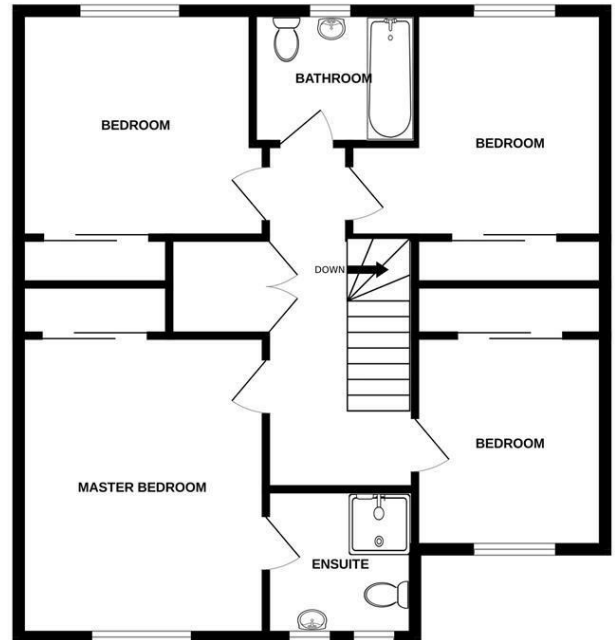
HSPC REFERENCE

61700.

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



8 Ardross Terrace, Inverness, IV3 5NW
T: 01463 237171
F: 01463 243548
E: email@southforrest.co.uk
www.southforrest.co.uk