



INNES & MACKAY

SOLICITORS ESTATE AGENTS NOTARIES

NEW FIXED PRICE £10,000 BELOW VALUATION



ADDRESS

17 CEDARWOOD DRIVE, INVERNESS, IV2 6GU

DESCRIPTION

Located in the popular residential area of Milton of Leys, this spacious detached family home offers good family accommodation within and has been decorated in pleasing tones throughout. Built by Tullochs to their "Balmoral" design approximately six years ago, this property benefits from gas central heating and is fully double glazed, together with good storage by virtue of the fitted wardrobes and cupboard space. There are enclosed gardens to the rear and off street parking, together with single attached garage.

COMPRISING

ENTRANCE HALLWAY, CLOAKROOM, LOUNGE, KITCHEN/DINING, UTILITY ROOM, THREE BEDROOMS (ONE EN-SUITE), BATHROOM. GAS CENTRAL HEATING, DOUBLE GLAZING. GARAGE. GARDENS.

PRICE

FIXED PRICE £185,000

HSPC REF NO

40736

ENQUIRIES

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
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E.MAIL: property@innesmackay.com WEB: www.innesmackay.com



GARDENS

A tarmac drive leads to the garage with steps giving access to the front door. The gardens to the front are laid to grass, extending round the side to the rear. The gardens to the rear are also laid to grass with a small patio area and drying area and are enclosed with fencing.

LOCATION

This property is situated in the Milton of Leys development overlooking the city, together with lovely views across the firth, and out to the west. There is easy access to the A9, together with the imminent opening of the new link road to the city making it more convenient to the facilities at Inshes and the city centre. Local schooling is provided by the Inshes primary, with secondary education being provided at Millburn Academy. There is a regular bus service to and from the city all adding to the attraction of the location.

ACCOMMODATION

ENTRANCE HALLWAY

The part glazed front door opens into the hallway. From here, one has access to the lounge, kitchen/dining, cloakroom and stairs leading to the first floor landing. There is a good sized cupboard providing storage. Laminate flooring extends from here through to the lounge and kitchen.

LOUNGE

Approx. 4.02m x 3.64m (13'2" x 11'11")

A fifteen pane glass door opens into the lounge. This is a good sized room with a bay window to the front. Laminate flooring.

KITCHEN/DINING

Approx. 4.14m x 3.95m (13'7" x 13'0")

The kitchen is well fitted with modern floor based units and wall mounted cupboards providing good storage and working areas complemented with work surface, under unit lighting and tiling. There is a one and half bowl stainless steel sink with drainer. Gas hob with electric oven under and cooker hood above and integral fridge/freezer. There is a useful dining area which accommodates dining table and chairs. Window to the side. A door gives access through to the utility room. Laminate flooring.



UTILITY

Approx. 1.74m x 1.19m (5'8" x 3'11")

The utility room is fitted with a floor based unit with stainless steel sink and drainer to the side and tiling above. Space and plumbing under, for automatic washing machine and dishwasher. Half glazed door gives access to the garden at the rear. Laminate flooring.



CLOAKROOM

Approx. 1.99m x 0.91m (6;6" x 3'0")

The cloakroom is fitted with a WC and wash hand basin. Laminate flooring and frosted window to the side. Extractor fan.

FIRST FLOOR LANDING

Stairs give access to the half landing which has a window to the side with further steps up to the first floor. From here, access is gained to the three bedrooms and bathroom. A cupboard houses the hot water tank and a hatch provides access to the partially floored loft space.

BATHROOM

Approx. 2.11m x 2.02m (6'11" x 6'8")

The bathroom is furnished with a WC and wash hand basin set in a fitted vanity unit giving a pleasing finish. There is a bath with mains shower over and screen to the side with attractive tiling to ceiling height. Frosted window to the side. Carpet.



BEDROOM 1

Approx. 4.39m x 3.02m (14'5" x 9'11")

The master bedroom is located to the rear of the property with stunning views across the city towards the west. This room has fitted wardrobes behind sliding mirrored doors providing good storage and hanging space. Carpet. Door to en-suite shower.

EN-SUITE SHOWER

Approx. 2.72m x 1.82m (8'11" x 6'0")

The en-suite is furnished with a WC, wash hand basin set in a fitted unit with cupboard under, and a corner shower cubicle housing a mains shower and tiled to ceiling height. There is a frosted window to the rear. Carpet.

BEDROOM 2

Approx. 4.05m x 3.06m (13'4" x 10'0")

The second bedroom is a double room located to the front. This room has fitted wardrobes behind sliding mirrored doors. Carpet.





BEDROOM 3

Approx. 3.14m x 2.33m (10'4" x 7'8")

Bedroom three is a single room with a window to the front and a fitted wardrobe providing hanging space and shelving. Carpet.



HEATING

Gas central heating

GLAZING

Double glazed.

GARAGE

Single attached garage.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

COUNCIL TAX BAND

Band "E"

EXTRAS INCLUDED

All fitted carpets and flooring coverings. Gas hob, electric oven and cooker hood.

ENTRY

By mutual agreement.

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.