



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



28 CEDARWOOD DRIVE, MILTON OF LEYS, INVERNESS, IV2 6GU

Beautifully presented and in walk-in condition, this immaculate detached bungalow located in the popular and residential area of Milton of Leys, is an ideal property for anyone looking for a spacious property built to a high specification by Tulloch Homes approximately six years ago and providing good family accommodation. The property has recently had a garage conversion providing additional accommodation of a fantastic dining area and family room which has been beautifully finished to modern standards. The secluded property at the end of a cul-de-sac is decorated in pleasing and modern tones throughout and benefits from fitted wardrobes in most of the bedrooms, and is fully double glazed and has gas central heating. There is also currently planning permission for the erection of a single garage.

ENTRANCE HALLWAY, LOUNGE, OPEN PLAN
KITCHEN/DINING/FAMILY AREA, FOUR BEDROOMS (ONE
EN-SUITE), BATHROOM. GAS CENTRAL HEATING,
FULLY DOUBLE GLAZED. OFF STREET PARKING. GARDENS.

FIXED PRICE £265,000

HSPC REF. NO: 41593

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GARDENS

The gardens to this property have been laid to grass for ease of maintenance and are enclosed with a wall and high fencing to the side and rear. To the side of the property is a garden shed. The tarmac drive leads to the front of the property and provides ample parking. A path leads to the front door and to the side is a ramp with handrail providing access to the side door.

LOCATION

Milton of Leys is a popular residential area located just off the A9 which has excellent, road, rail and air links to the north and south. This area has been recently linked to the Southern Distributor Road providing easier access to a good range of shops, amenities and facilities at the nearby Inshes Retail Park which is located close to Police headquarters, Beechwood Business Park and Raigmore Hospital. Local schooling is provided by the recently constructed Inshes Primary School, with secondary education being provided by Millburn Academy. A new primary school only 5 minutes walk away is currently under construction and is scheduled for completion in 2011.

ENTRANCE HALLWAY

A half glazed front door with glazed panel to the side,

opens into the bright and airy hallway which is laid with laminate flooring giving a pleasant entrance to this fabulous property. Located off the hallway are the lounge, four bedrooms, family bathroom and kitchen. There are three good sized cupboards. A hatch gives access to the partially floored loft space.

LOUNGE

Approx. 5.03m x 4.42m x (16'2" x 14'6")

The lounge is a lovely bright room with a window to the front offering views across the city towards the Black Isle. This room is finished with laminate flooring giving a pleasing finish.

BEDROOM 2

Approx. 3.01m x 2.81m (9'10" x 9'3")

The second bedroom is a double room located to the front. This room is a bright room and has a fitted wardrobe providing good storage. Carpet.

BEDROOM 3

Approx. 3.46m x 3.01m (11'4" x 9'10")

Bedroom three is a double room with a window to the side and fitted wardrobes behind sliding mirrored doors providing good storage, hanging rail and shelf. Carpet.



BEDROOM 1 & ENSUITE

Approx. 3.76m x 3.0m (12'4" x 9'10")

The master bedroom is a double room located to the rear, with a window overlooking the garden. This room has double fitted wardrobes providing hanging rail and shelving behind sliding mirrored doors. Door leads through to the en-suite shower room. Carpet.

EN-SUITE SHOWER ROOM

Approx. 2.00m x 1.37m (6'7" x 4'6")

The en-suite is furnished with a white suite comprising WC, wash hand basin set in a fitted vanity unit with cupboards under, shelving to the side and mirror above. There is a recessed tiled shower cubicle housing a mains shower. Shaver power, extractor fan and patterned window to the rear. Attractive tiling completes the en-suite.

BEDROOM 4

Approx. 4.31m x 3.22m (14'2" x 10'7")

Bedroom four is located to the front of the property. This room would also double up as a dining room due to its location close to the kitchen.

BATHROOM

Approx. 2.15m x 1.88m (7'1" x 6'2")

The bathroom which has been finished with attractive

tiling giving a pleasing finish, is furnished with a modern suite comprising WC, wash hand basin with vanity unit under, and a bath with tap attached shower over and screen to the side. There is a mirror with shaver point and light over. Tiled flooring completes this room.

OPEN PLAN KITCHEN/ DINING/FAMILY

Approx. 8.70m x 7.51m (28'6" x 24'8")

Recently converted from the garage, fabulous open plan dining/family area leading off from the modern state of the art kitchen, offers a very comfortable day to day living environment whilst providing a pleasant dining area. The kitchen is fitted with an ample supply of modern and streamlined floor based units and wall mounted cupboards together with central island, all providing good storage and working areas complemented with marble effect work tops and matching splashback. Integrally fitted are the dishwasher, fridge freezer, oven, five ring gas hob and funnel style cooker hood over. One and a half bowl sink with drainer is located below the window to the rear. Under unit lighting, together with floor based lighting gives a very pleasing and modern finish to the kitchen.



The dining/family area has French doors leading out to the garden at the rear which provide a good source of natural light. There are two windows to the front of the family area together with a door leading off through to the utility room.

UTILITY ROOM

Approx. 2.47m x 1.84m (8'1" x 6'0")

The utility room is fitted with wall mounted cupboards providing storage. There is plumbing for an automatic washing, and space for a tumble dryer together with a stainless steel sink with drainer set in the work counter. There is a hatch giving access to the unfloored loft space. Half glazed door leads out to the side garden. Vinyl flooring completes this room.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

SERVICES

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

COUNCIL TAX BAND

Band "F"

EXTRAS INCLUDED

Gas hob, electric oven, integrated fridge/freezer, dishwasher and flooring throughout. Curtains and blinds by separate negotiation.

ENTRY

To be mutually agreed

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.