

**3 GREENWOOD GARDENS
MILTON OF LEYS
INVERNESS IV2 6GP**



NEW FIXED PRICE



**YORK HOUSE
20 CHURCH STREET
INVERNESS**

**TELEPHONE
01463 253911**

www.propertyinverness.com



HSPC Ref: AN 01 - 41600

*Well-Presented 3/4 Bedroom
Detached Villa*

- » HALL
- » LOUNGE
- » FAMILY ROOM/BEDROOM 4
- » KITCHEN/DINING ROOM
- » UTILITY ROOM
- » WC
- » 3 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » STORE
- » GARDEN
- » OFF ROAD PARKING

FIXED PRICE £189,500

DESCRIPTION

Viewing is highly recommended to appreciate the spacious and well presented accommodation this attractive detached villa has to offer. Built by Tulloch Homes to their 'Balmoral' design, this comfortable family home has been tastefully adapted by the current owners by converting the garage to provide a second public room or alternatively as a fourth bedroom. The kitchen is well fitted and equipped, has ample space for informal dining and appreciates a useful utility room off. All three bedrooms are well proportioned, enjoy fitted wardrobes with the master affording en-suite facilities. Benefiting from gas central heating and double glazing, this lovely family home appreciates a good sized enclosed rear garden and generous driveway parking.



LOCATION

The property is situated in the Milton of Leys development, overlooking the city from the south side. It is understood there are plans for shopping facilities and a primary school but in the meantime, younger children would attend either Drakies or Inshes school while older children would attend Millburn Academy. There is easy access to the A9 road south and the development is a short drive from the centre of the city with all its facilities and amenities. Bus service to the city centre.

DIRECTIONS

From Inverness take the A9 road south and at the top of Drumossie hill turn on to the B9177 signed Milton of Leys. The road takes you under the A9, then cross 2 roundabouts following the signposts for Milton of Leys. Follow the road down into Milton of Leys and go straight on at the first roundabout. Take the second exit at the next roundabout and continue on this road taking the second road to the right into Greenwood Drive. Follow the road up, turning right into Greenwood Gardens, then left and number 3 is on the left hand side.

ACCOMMODATION

Door with glazed panels set to the side of the property opens to:-

HALL

Laminate flooring. Radiator. Smoke detector. Ceiling light. Doors to WC, Lounge, Family Room/Bedroom 4 and Kitchen/Dining Room.

WC

1.87m x 0.91m (6'2 x 3'0)

Small opaque window to side; roller blind. Fitted with a white suite comprising WC and wash hand basin; tiling above. Vinyl flooring. Radiator. Deep display ledge. Wall mirror. Ceiling mounted single spot light fitting.

LOUNGE

**4.36m x 4.02m (14'4 x 13'2)
including the bay window**

Entry via a glass panelled door. Bay window to front overlooking the garden; vertical blinds. Laminate flooring. Radiator. Ceiling light. TV and telephone points.



FAMILY ROOM/BEDROOM 4

**4.11m x 2.83m
(13'6 x 9'3)**

Entry via a glass panelled door. An archway and steps access this room which is presently being used as a children's playroom. Picture window to front; vertical blinds. Laminate flooring. Radiator. Ceiling light. Low level cupboard housing the electric consumer unit and fuse box.



KITCHEN/DINING ROOM

**3.96m x 2.34m and
2.13m x 1.71m (13'0 x 7'8 and 7'0 x 5'7)**

Window to rear overlooking garden; venetian blind. Further window to side; roller blind. Fitted with a range of modern wall and base units incorporating display shelving, under unit lighting and pelmet lighting over sink area. Integrated fridge/freezer.

Built-in oven, gas hob and concealed extractor hood. Ample work surface areas with tiling above. Inset stainless steel one and a half bowl sink with mixer tap and drainer. Laminate flooring.





Radiator. Ceiling mounted four head light fitting. Space for dining. Door to Utility Room.

UTILITY ROOM 1.74m x 1.62m (5'9 x 5'4)

This handy room located off the kitchen is fitted with a base unit. Worksurface areas with tiling above. Inset stainless steel sink with mixer tap. Washer/drier. Space for dishwasher/tumble drier. Laminate flooring. Radiator. Extractor. Ceiling light. Door to rear garden.

From the Hall, a carpeted staircase accesses the First Floor.

LANDING

Window to side; roller blind. Fitted carpet. Radiator. Smoke detector. Pendant ceiling light. Hatch to loft. Door to cupboard with shelf (housing hot water tank). Doors to three Bedrooms and Bathroom.

BEDROOM 1 4.29m x 3.00m (14'1 x 9'10)

Set to the rear of the property, this spacious



Bedroom 1

room appreciates a window overlooking the garden to the Moray Firth and Black Isle beyond. Large fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. TV and telephone points. Ceiling light. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM 2.71m x 1.81m (8'11 x 5'11) at widest points

Opaque window to the rear; roller blind. Fitted with a white suite comprising WC with concealed cistern, wash hand basin set in vanity unit with cupboard and display shelving and fully tiled shower cubicle with shower. Tiling above vanity unit. Vinyl flooring. Radiator. Ceiling light. Shaver point. Extractor. Wall mirror.



BEDROOM 2 4.01m x 3.02m (13'2 x 9'11)

This good sized double room is set to the front of the property with window overlooking garden; roller blind. Large fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light. Two floating shelves.



BEDROOM 3 3.06m x 2.30m (10'0 x 7'7)

Window to front overlooking garden; roller blind. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Ceiling light.



BATHROOM**2.08m x 2.02m
(6'10 x 6'8)**

Opaque window to side; venetian blind. Fitted with a white suite comprising WC with concealed cistern, wash hand basin set in vanity unit with cupboard below and bath with shower above. Shower screen. Vinyl flooring. Radiator. Wall mirror. Shaver point. Extractor.

**STORE 2.84m x 1.18m (9'4 x 3'10)**

Accessed from the rear garden. Central heating boiler.

GARDEN

The enclosed front garden is laid to grass with the tarmac driveway catering for ample off road parking. A gate to the side of the property accesses the fully enclosed rear garden. Here the garden is laid mainly to grass with an attractive corner flowerbed. The large area of decking with feature lighting provides a pleasing venue for entertaining/relaxing. Water tap. Wall mounted extending clothes line. The side garden is laid to gravel with a shed/playhouse.

HEATING

The property benefits from gas central heating.

GLAZING

The subjects are fully double glazed.

**COUNCIL TAX**

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

EXTRAS

All fitted floor coverings and blinds, the oven, hob and extractor, together with fridge/freezer, washer/drier and shed/playhouse are included in the price.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert on 01463 253911 or the seller, evenings and weekends on 01463 772164 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 3 GREENWOOD GARDENS, MILTON OF LEYS, INVERNESS."

ENQUIRIES

For further information apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.
Tel: (01463) 236123.
Fax: (01463) 711083
Email: thenderson@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

