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**Plot 9.3 Balvonie Braes  
Milton of Leys  
Inverness**



This three bedroom terraced property built by William Gray Construction is located in Scotlands Housing Expo in the Milton of Leys area. This property offers many pleasing features including double glazing throughout, Air Source Heat Pump and gardens to the rear. *Accommodation:* entrance vestibule, shower room, open plan lounge/ kitchen/ diner, utility room, internal store, three bedrooms all with fitted storage facilities and a family bathroom.

**Offers Over £205,000**

HSPC Reference: Insert refe no.



**The Property Shop**  
**47 Church Street, Inverness**  
Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)





**OPEN PLAN LOUNGE/ KITCHEN/DINER**

**PROPERTY**

Great opportunity to purchase a three bedroom terraced property located in the popular Milton of leys area of Inverness. This well proportioned property offers many pleasing features including all furnishings as seen. The accommodation consists of an entrance hall, a shower room, an open plan lounge/ kitchen/ diner, utility room, internal store, three bedrooms and a family bathroom. Plot 9.3 would ideally suit somebody looking for a family sized home or a property with letting potential.

**GARDENS**

Plot 9.3 has a garden to the rear of the property which is mainly laid to grass. There is a decked area laid along the length of the property and the garden is partially enclosed by garden fencing.



**LOCATION**

Located within Scotlands Housing expo in the popular and established Milton of Leys area of Inverness. This location

enjoys easy access to Inshes Retail Park which offers a supermarket, gym, church, and a number of retail outlets.

With the new distributor road access, Milton of leys is also conveniently located for access to the Beechwood and Fairways Business Parks, Raigmore Hospital and the Police Headquarters. There is also a bus service runs from Milton of Leys to the city centre.

**GENERAL DESCRIPTION**

**ENTRANCE HALL**

Approx 1.58m x 2.41m

The front door of the property opens onto the entrance vestibule which through sliding doors gives access to the Shower room and Open plan lounge/ kitchen/ diner.



**SHOWER ROOM**

Approx 1.58m x 2.41m

The shower room is accessed via the entrance vestibule. The floor is laid to wood effect vinyl flooring and the room comprises a tiled double shower cubicle, a wall mounted wc and a wall mounted wash hand basin with complimentary splash back tiling.

**OPEN PLAN LOUNGE/ KITCHEN/ DINER**

Approx 5.96m x 7.88m ( at the widest points)

The open plan lounge/kitchen/diner is fitted with wood effect vinyl flooring and features a full length window and two sets of patio doors which overlook and open onto the rear elevation. The kitchen area is fitted with base and wall mounted units and has complimentary splash back tiling, an integral fridge freezer, an oven and extractor fan, a single

stainless steel sink drainer with mixer tap and a window to the front elevation. The open plan lounge/ kitchen / diner is fitted with two large radiators.



### UTILITY ROOM

Approx 2.16m x 1.50m

The utility room has a base mounted unit with a worktop and plumbing for a washing machine. There is an internal door which leads to the store room and an external door which opens onto the front elevation.

### INTERNAL STORE

Approx 1.49m x 3.65m

The store room is ideal for storing bicycles etc. this room comprises wall mounted units, a worktop area and a radiator. There is an external door to the rear garden area.



### BEDROOM 1

Approx 4.57m x 2.81m

Bedroom one is accessed via the hallway and is the biggest of the three bedrooms in this property. Bedroom one comprises a triple fitted wardrobe, overhead storage, a carpeted floor and a radiator. This room has a Velux window, a window to the front elevation and a full length window to the rear elevation.

### BEDROOM 2

Approx 3.30m x 2.93m

Bedroom two is accessed via the hallway, has a triple fitted wardrobe and overhead storage. This bedroom is carpeted, has a radiator, a Velux window and a full length window to the rear elevation.



BEDROOM ONE

### BEDROOM 3

Approx 2.94m x 3.31m



Bedroom three is also accessed via the hallway. It has a carpeted floor, a fitted double wardrobe, overhead storage, a radiator and a full length window to the rear elevation.

### BATHROOM

Approx 2.55m x 1.84m

The family bathroom is accessed via the hallway and is fitted with a bathroom suite which comprises a wc, a wash hand

basin, and a bath with shower over. The family bathroom has complimentary splash back, a ladder towel rail and is fitted with a glazed window to the front elevation.



### HEATING

Air source pump and solar panel heating.

### GLAZING

Double Glazed

### EXTRAS

All furnishings displayed- provided by IKEA

### SERVICES

Electricity, water and drainage.

### ENTRY

By mutual agreement

### VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

### POSTCODE

IV2 6GZ



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

### Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.