

2 Balvonie Terrace, Milton Of Leys, Inverness, IV2 6GB

Offers Over £275,000







Architect-designed property located in the popular and established Milton Of Leys district of Inverness. Set within a modern development of unique properties. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 3 Bedrooms (1 En-suite), Bathroom and Shower Room. The property was built in 2015 and finished to a high standard. It has many pleasing features including a spacious balcony, double-glazing and gas central heating. Offering a unique layout to take full advantage of natural light and offering generous living space. Fully enclosed rear garden and enclosed balcony, ideal for outdoor socialising. Generous residents parking. 2 Balvonie Terrace represents an ideal home for a family, downsizers or young professionals. All carpets, blinds, curtains and white goods are included. Viewing is highly recommended to fully appreciate this walk-in home.



The property is located in the popular Milton of Leys area of Inverness where local amenities include a chemist, Co-op supermarket and a takeaway. Education is provided at Milton of Leys Primary School which is within walking distance, while secondary pupils attend Millburn Academy to which free bus transportation is provided daily. Balvonie Terrace enjoys easy access to Daviot woods ideal for dog walking and outdoor activities. Nearby Inshes Retail Park offers a Tesco's Supermarket & petrol station, gym and a number of retail outlets. With the Southern Distributor Road access, Milton of Leys is also conveniently located for access to Raigmore Hospital and the Police Headquarters. There is also a regular bus service which runs from Milton of Leys to and from Inverness City Centre where a wider selection of amenities can be found





### **Entrance Vestibule:**

*2.93m x 1.50m*

The front door opens to the entrance vestibule. Large window to the front makes this a welcoming area. Space for coats, boots and outdoor gear.

### **Hall:**

From here there is access to the shower room, two bedrooms and the kitchen/diner. High quality oak engineered wood flooring. Storage cupboard and carpeted stairs rise to the first floor landing. Radiator.

### **Bedroom 1:** *3.57m x 3.87m*

Bright room with large window to the front. This room is carpeted, has a radiator and boasts an en-suite shower room.

### **En-Suite:** *1.59m x 1.42m*

Wet-walled shower cubicle, WC and vanity wash hand basin. Extractor fan, built-in shelving and mirror. Ladder radiator.

### **Shower Room:** *2.61m x 1.65m*

Spacious room entered via a pocket door. Comprising wet-walled shower cubicle, wash hand basin and WC. Extractor fan. Ladder radiator.

### **Bedroom 2:** *4.37m x 2.82m*

Light bedroom with built-in mirror-fronted wardrobe. Floor-to-ceiling window and a glazed door which opens to the rear garden. Radiator.

### **Kitchen/Diner:** *5.15m x 2.92m*

Spacious kitchen with a wall of bifold doors opening on to the enclosed rear garden, providing an extended entertaining space. Ample space for informal dining, this modern kitchen comprises wall and base mounted units with worktops, a stainless-steel 1½ sink with drainer and mixer tap. Laminate flooring and under-counter lighting. Integral appliances included in the sale consist of an electric oven and gas hob with extractor over, a dishwasher, fridge and freezer. Door to the rear hall. Radiator.

### **Pantry/Utility Room:**

*1.97m x 1.73m*

Accessed from the kitchen, this practical room provides generous storage. There are hanging hooks, shelving and Bosch washing machine. Radiator.

### **Rear Hall:**

The rear hall has high quality oak engineered wood flooring and access to bed 3/study and the service cupboard. External door opens to rear garden.

### **Bedroom 3/Study:**

*2.94m x 2.72m*

This carpeted room could be utilised as a study or workspace if desired. Window to the rear. Mirror-fronted wardrobe. Radiator.









### Service Cupboard:

Walk-in cupboard with shelving and hanging space. Houses the water cylinder and the boiler

## Landing:

Stairs from the hall lead to the upper landing which is open-plan to the living room and provides access to the bathroom. Storage cupboard. High quality oak engineered wood flooring. An external door opens onto the outdoor balcony.

**Living Room (L-shaped):** 6.45m x 4.34m extending to 5.03m x 3.48m

Extensive double-aspect room having four large Velux windows to the front elevation and two large windows to the rear overlooking the garden. It is part carpeted and part high quality oak engineered wood flooring. Three radiators.

**Bathroom:** 2.90m x 1.69m

Comprising a WC, wash hand basin with cupboard below and bath. Glazed door opens to the balcony. Extractor fan and wooden pulley. Ladder radiator.

**Garden:**

There is on-street residents parking and a path which leads to the front door. The rear garden is fully enclosed by wooden fencing, is easily maintained. Two paved areas which can be accessed from bedroom two and the kitchen/diner. Steps lead down to the gated rear exit. On the first floor there is a generous balcony area set to the rear of the property, perfectly positioned to take advantage of the sunshine. It is fully enclosed by iron fencing and is accessed from the upper landing. External sockets to both garden and balcony.

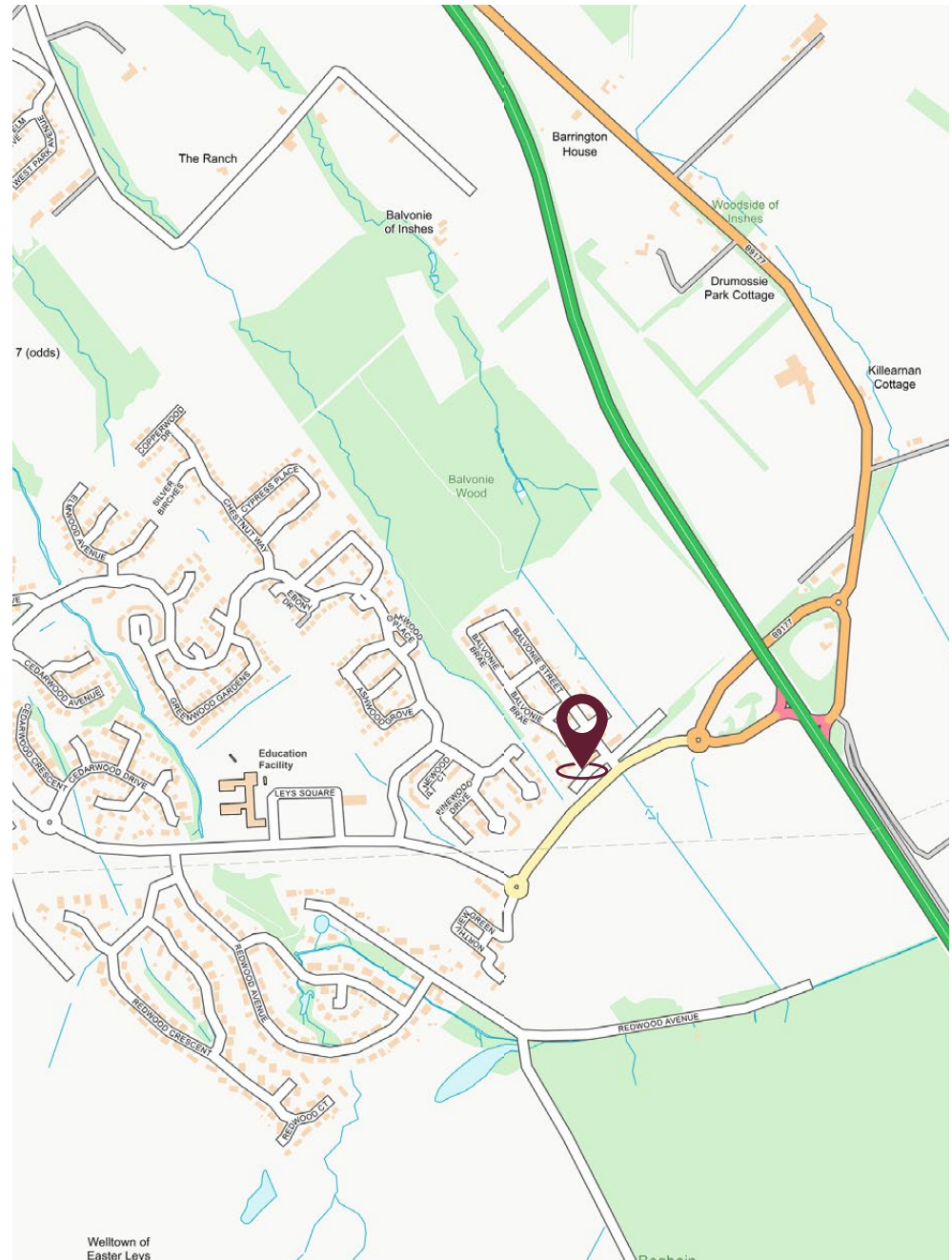
### Viewing:

Please contact 07856 107502.

**EPC Rating: C**

**Location:**

<https://w3w.co/bagels.mailings.yards>



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