



Innes & Mackay

21 ATHOLL PLACE, MILTON OF LEYS, INVERNESS, IV2 6EX

- END-TERRACED TWO BEDROOM VILLA
- LOCATED CLOSE TO SCHOOLS AND LOCAL AMENITIES
- IMMACULATE CONDITION
- MODERN DECOR THROUGHOUT
- ENCLOSED PRIVATE GARDEN
- AMPLE PARKING

**Offers Over
£185,000**



PROPERTY DESCRIPTION

This modern two-bedroom end-terraced villa is located in the popular Milton of Leys area of Inverness. This bright and comfortable home is in immaculate condition and benefits from well-proportioned accommodation throughout. The property which enjoys a private enclosed garden and open outlook to the rear, would be an ideal home for a first-time buyer or young family.

LOCATION

Milton of Leys is a popular and sought after residential district approximately 4 miles south-east from the city centre of Inverness. A direct road connects Milton of Leys to the Wester Inshes roundabout and allows easier access to the city. Local amenities include a Co-op grocery store, pharmacy and takeaway. There are further amenities at Inshes Retail Park including two supermarkets, a chemist, post office and petrol station, garden store and Bannatyne's Health club. Beechwood Business Park, Police Headquarters, Lifescan and Raigmore Hospital are also within easy reach. There is also convenient access to the A9. Primary schooling is a five-minute walk away, at the newly built Milton of Leys Primary School. Secondary pupils attend Millburn Academy, for which there is a school bus service. There is a regular bus service into the city and the city centre is only a short drive away providing an extensive choice of shopping, leisure and recreational activities associated with city living.

GARDEN

The front garden is mainly laid to lawn with a paved path leading to the front door. A gated fence to the side elevation provides access to the private rear garden which is also laid to lawn. The rear garden is fully enclosed by wooden fencing and has a patio area, which is perfectly positioned to enjoy the sunshine.

KITCHEN/DINER

4.56m x 4.15m widest points (14'11" x 13'7" widest points)

Access to this property is via a part glazed door which opens into the dining area. Access is provided through to the kitchen and the lounge. Located off here is a large WC together with a good-sized cupboard providing ample storage. The kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 stainless steel sink with drainer, integrated oven with electric hob, extractor hood and space for a washing machine and fridge freezer. Vinyl flooring completes this room.

WC

1.93m x 1.56m (6'3" x 5'1")

This room is furnished with a wash hand basin and WC and laid with vinyl flooring. There is a window to the front elevation.



LOUNGE

4.20m x 3.22m (13'9" x 10'6")

The bright and comfortable lounge is located off the kitchen/diner and has stairs leading to the first-floor landing. This room is laid with carpet and benefits from a good degree of natural light courtesy of patio doors to the rear garden.

STAIRCASE TO LANDING

The carpeted staircase proceeds to the first floor landing where access is provided to the two double bedrooms and shower room. A hatch provides access to loft space.

BEDROOM 1

4.21m x 3.00m (13'9" x 9'10")

Bedroom one is a generous sized double room, laid with carpet and has a window to the front elevation.

BEDROOM 2

3.12m x 2.68m (10'2" x 8'9")

The second bedroom is another good sized double room which benefits from a single integral wardrobe. This room is laid with carpet and has a window to the rear elevation enjoying an open outlook.

SHOWER ROOM

2.00m x 1.94m (6'6" x 6'4")

The shower room is furnished with a wash hand basin, WC, shower cubicle with mains shower, heated towel rail and extractor fan. There is a window to the side elevation.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Ample residents and visitor parking

EPC BAND - C

COUNCIL TAX BAND - C

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fixtures. White goods and furniture available under separate



negotiation.

VIEWING ARRANGEMENTS

through Innes and Mackay Property department (01463)
251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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