



Innes & Mackay

24 CHESTNUT WAY, MILTON OF LEYS, INVERNESS, IV2 6DD

- TWO BEDROOM SEMI-DETACHED VILLA LOCATED IN THE SOUGHT-AFTER MILTON OF LEYS AREA OF INVERNESS
- LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES AND PRIMARY SCHOOL
- MODERN KITCHEN/DINER
- GENEROUS ENCLOSED REAR GARDEN
- AMPLE DRIVEWAY PARKING
- OPEN VIEWS TO THE REAR

**OFFERS OVER
£200,000**



PROPERTY DESCRIPTION

Viewing is recommended for this modern and contemporary two bedroom semi detached villa. Located in the popular Milton of Leys district of Inverness, this immaculately presented property is in walk-in condition and enjoys an open outlook across to the Moray firth. The property which benefits from off-street parking and generous rear garden, would be an ideal home for a first time buyer or growing family.

LOCATION

The property is located in the popular residential area of Milton of Leys. The area is on the outskirts of the City Centre and benefits from a local convenience store, pharmacy, chip shop, Indian restaurant and primary school, all within walking distance of Chestnut Way. It is also within an easy drive of local amenities including Inshes Retail Park which provides a good range of shops and leisure facilities, together with Raigmore Hospital, the Police Headquarters, Beechwood Business Park and the Inverness Campus. The A9 is easily accessible from Milton of Leys, ideal for those commuting either North or South of the City.

GARDEN

The garden area to the front is laid to lawn, a paved path proceeds to the front door and a lengthy tarmac driveway

to the side, provides ample off-street parking. The garden to the rear of the property is fully enclosed by timber fencing and an open outlook across fields, towards the Moray firth. The garden is predominantly laid to lawn and enjoys a partially enclosed decking area. There is a section laid with gravel chips and planted with shrubs. A paved pathway to the side leads to a timber gate which opens to the front of the property.

LOUNGE

4.39 x 4.02 (14'4" x 13'2")

The front door opens into the bright and comfortable lounge. This room is laid with carpet and open to the staircase. A glazed door gives access to the open plan kitchen/diner.

KITCHEN/DINER

4.39 x 2.65 (14'4" x 8'8")

The kitchen/diner is fitted with modern wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, integrated oven with gas hob, extractor fan, fridge freezer and space for washing machine. The room is laid with Moduleo flooring and provides ample space for dining furniture. There is a window and french doors to the rear garden, providing a good degree of natural light to the room.



WC

1.92 x 1.28 (6'3" x 4'2")

The Moduleo flooring continues through to this room which is furnished with a WC and wash hand basin. There is a window to side elevation.

STAIRCASE TO LANDING

The staircase proceeds to the landing where access is provided to the two bedrooms and bathroom. A ceiling hatch provides access to the loft space.

BEDROOM 1

3.72 x 3.29 (12'2" x 10'9")

This spacious double room located to the front, is laid with carpet and benefits from double fitted wardrobes with mirrored sliding doors and a single storage cupboard.

BEDROOM 2

3.69 x 2.67 (12'1" x 8'9")

The second bedroom is a comfortable double which also benefits from double fitted wardrobes with mirrored sliding doors. There are two windows to the rear elevation, providing pleasing views across open fields towards the Moray Firth. Carpet completes this room.

BATHROOM

2.00 x 2.00 (6'6" x 6'6")

The modern bathroom, has a window to the side elevation

and is furnished with a WC, wash hand basin, bath with mains shower and heated towel rail. Attractive tiling and vinyl flooring gives this room a pleasing finish.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

Off-street driveway parking.

COUNCIL TAX BAND - D

EPC BAND - B

SERVICES

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

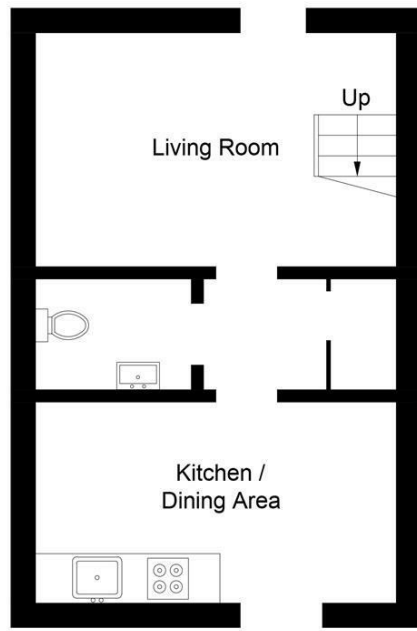
EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures and fridge freezer. The garden shed is not included in the sale.

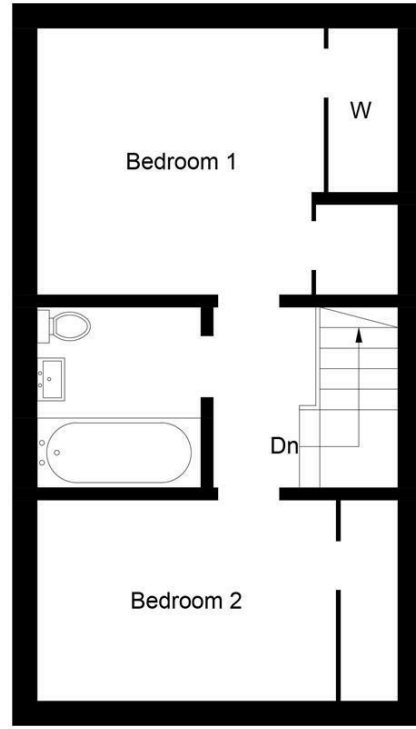
VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department (01463) 251200.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069427)







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

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