



Innes & Mackay

34 BROCK ROAD, MILTON OF LEYS, INVERNESS, IV2 6HH

- DETACHED FOUR BEDROOM VILLA
- IMMACULATE AND WALK IN CONDITION
- NEW BATHROOM, EN-SUITE AND CLOAKROOM
- GAS CENTRAL HEATING
- BEAUTIFULLY MANICURED GARDENS
- FULLY FUNCTIONING OUTBUILDING
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED

**OFFERS OVER
£285,000**



DESCRIPTION

Viewing comes highly recommended for this four bed detached villa built approximately eight years ago by Tulloch Homes. In walk in condition throughout and with many pleasing features, this property would be ideal for the growing family given its location close to schools and amenities. The property has recently had a new bathroom, cloakroom and en-suite fitted together with engineered oak flooring throughout the ground floor all adding to the appeal of this desirable home. Lovely views can be enjoyed from the rear out across to the Black Isle and West. With off road parking, the property benefits from gas central heating, is fully double glazed and has a large summer house/outbuilding in the garden ideal for a home office or beauty room.

LOCATION

Milton of Leys is a suburb on the southern outskirts of Inverness and enjoys spectacular views over the City and is conveniently located for the A9 North and South. This area has a primary school and Monarch's View Shopping Centre comprising a well stocked Co-op, pharmacy and takeaways. There is a regular bus service to and from the city centre. Inverness City centre offers an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air. Inverness Airport offers national and international flights all adding to the appeal of the location.

GARDENS

The tarmac drive with extended lock block surface provides ample off road parking for a number of cars and gives access to the rear garden at the side and also the front door. The gardens to the front are laid to lawn for ease of maintenance and have a small gravelled border. To the side, a wooden gate opens into the rear garden where there is a garden room, timber shed, patio area and decking from

which to enjoy the beautifully tended plants and flowers. Enclosed with high wooden fencing providing complete privacy, there is a lawned area with a deep border of gravel which currently houses plant pots and flowers.

HALLWAY

Contemporary front door opens into the hallway which provides access to the lounge, kitchen, cloakroom and via carpeted stairs to the first floor landing.

LOUNGE

4.17m x 4.12m (13'8" x 13'6")

The Lounge accessed via a glazed door, is a comfortable room located to the front elevation.

CLOAKROOM

2.24m x 1.39m (7'4" x 4'6")

The cloakroom is fitted with a new suite comprising a dual flush WC and wash hand basin which has attractive tiling above giving a pleasing finish. Extractor fan.

KITCHEN/DINING

6.41m x 3.09m (21'0" x 10'1")

The kitchen is fitted with a range of modern floor based units and wall mounted cupboards together with a breakfast bar, all providing good storage and working areas. Located below to the window to the rear is the one and a half bowl sink with drainer to the side and inset in the work counter is the gas hob with newly fitted electric oven under and extractor hood above. There is plumbing for the washing machine and integrally fitted is the fridge with freezer below. With ample space for dining, French doors lead off here out to the rear garden. Good storage is provided by a built in shelved cupboard and a further door opens into the Utility room.



UTILITY ROOM

1.80m x 1.41m (5'10" x 4'7")

The Utility room which houses the gas combi boiler, is fitted with a brand new floor based unit and work counter over. Located under is the tumble dryer and there is a ceiling mounted wooden pulley for drying washing. Extractor fan and newly fitted flooring completes this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing from which access is gained to the four bedrooms and family bathroom. A window to the side provides a good source of natural light and a drop down hatch opens into the loft space.

MASTER BEDROOM & EN-SUITE

2.99m x 2.91m (9'9" x 9'6")

The master bedroom is a bright, spacious room located to the front elevation and benefits from built in wardrobes located behind sliding mirrored doors together with a further built in wardrobe which has hanging rail and further storage.

EN-SHOWER ROOM

2.05m x 1.70m (6'8" x 5'6")

The newly fitted en-suite comprises a wash hand basin and dual flush WC inset in a vanity unit providing good storage under, together with a large recessed shower housing an electric shower. Modern wet wall gives the shower a lovely finish. Window to the side, touch sensor mirror, chrome ladder heated towel rail and extractor fan completes this room.

BEDROOM 2

3.05m x 2.66m (10'0" x 8'8")

Bedroom two is a double room located to the rear elevation and enjoys

views out across the city to the Black Isle, Moray Firth and Ben Wyvis.

Laid with carpet, this room benefits from built in double wardrobes located behind sliding mirrored doors.

FAMILY BATHROOM

3.11m x 1.47m (10'2" x 4'9")

The modern and contemporary bathroom is furnished with a new suite comprising a dual flush WC, wash hand basin set in a fitted vanity unit providing good storage under with touch, sensor mirror above. There is a bath with mains shower over and screen to the side, with attractive wet wall above giving a pleasing finish. Window to the rear, chrome ladder heated towel rail, extractor fan and laminated tiled flooring complete this room.

BEDROOM 3

3.11m x 2.10m (10'2" x 6'10")

The third bedroom is a single room located to the rear elevation and also enjoys views out to the Black Isle and beyond. Carpet completes bedroom three.

BEDROOM 4

2.97m x 2.71m (9'8" x 8'10")

The fourth bedroom is a single room located to the front elevation and is laid with carpet.

GARDEN CABIN

4.67m x 3.00m (15'3" x 9'10")

The separate cabin which is designed with working from home/beauty room has two high rise windows to the front, French doors and is fitted with electric heating and lighting. Laminate flooring completes this useful room.

HEATING

Gas central heating via a combi boiler located in the Utility room.



GLAZING

The property is fully double glazed.

Viewing is through Innes and Mackay (01463) 251200 or direct with client 07488361079.

PARKING

There is ample off road parking on the tarmac driveway to the side of the property.

COUNCIL TAX BAND

Band E

EPC

Band C79

EXTRAS INCLUDED

All fitted carpets, curtains (with exception of those in the lounge) blinds, integrated fridge freezer, tumble dryer, gas hob, electric oven and cooker hood. Garden shed.

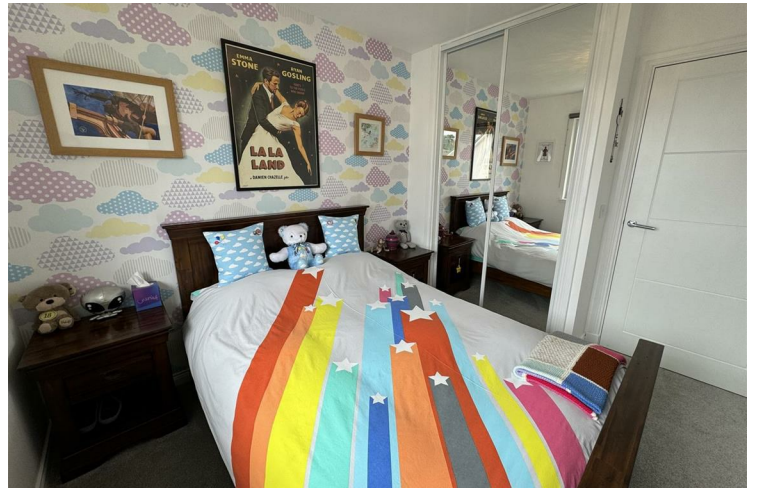
SERVICES

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

VIEWING ARRANGEMENTS







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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