

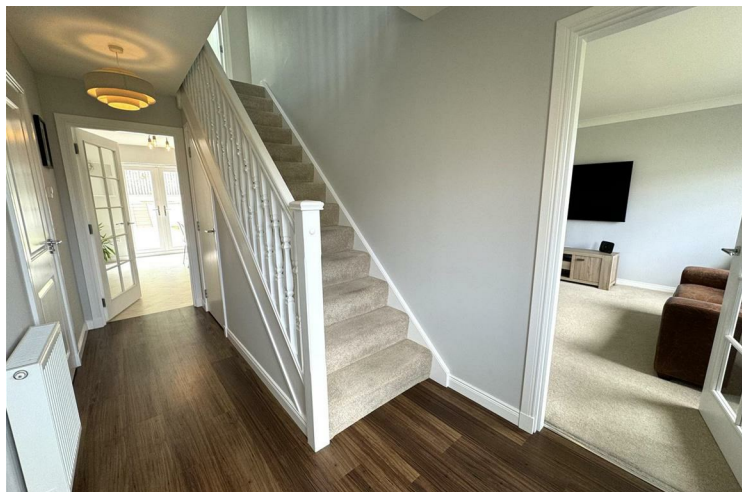


Innes & Mackay

**25 Orchid Avenue
Slackbuie, IV2 6BJ**

- DETACHED EXECUTIVE FAMILY HOME
- FIVE BEDROOMS
- MASTER EN-SUITE
- JACK AND JILL EN-SUITE
- STUNNING LANDSCAPED GARDENS
- WOODLAND TO THE REAR
- VIEWING ESSENTIAL

**Offers Over
£400,000**



DESCRIPTION

Viewing comes highly recommended in order to appreciate the generous accommodation this detached villa has to offer, not to mention the beautifully landscaped gardens to the rear of the property. This fantastic family home offers excellent living space for the discerning purchaser and only by viewing will one be able to get the feel of all living areas. The property built by Tullochs approximately eleven years ago benefits from five double bedrooms four of which have built in wardrobes and two of which have a "Jack n Jill" enuite. Lovely views can be enjoyed from the front elevation with tranquil woodland to the rear. There is ample off road parking for a number of cars, large single garage, gas central heating and the property is fully double glazed.

LOCATION

The property located in the popular Slackbuie area is within very easy reach of excellent facilities which include a supermarket, restaurants, bars and a golf course with driving range. Additional facilities can be found at nearby Inshes Retail Park which include supermarkets, health club and spa, gyms, fast-food establishments and a selection of retail outlets. Education is provided at Cauldeen Primary School or Inverness Royal Academy, both of which are within easy reach. A regular bus service to and from Inverness City and Inshes Retail Park is also routed close by with Inverness Airport being located approximately eight miles away.

GARDENS

To the front of the property, the gardens are laid to grass with a tarmac driveway providing ample off road parking for a number of cars together with a small turning area. To the side of the garage, a wooden gate opens into the stunning rear garden. This has been thoughtfully designed to incorporate the all day and has been laid with Vitra porcelain tiles, a lawned area to the side and steps leading up to the

composite decking area. Lovely stone built raised beds containing a pleasing selection of plants and flowers give the wow factor to this contemporary garden which is bordered with white gravel giving a pleasing finish.

ENTRANCE HALLWAY

Part glazed door opens into the bright and spacious hallway where the lounge, kitchen, bedroom five/study and downstairs WC are located off. Carpeted stairs lead up to the first floor landing and storage is provided by an understair cupboard.

LOUNGE

4.92m x 3.75m (16'1" x 12'3")

The lounge which is laid with carpet, is a generous sized, comfortable room with a large window to the front allowing a flood of natural light. French doors open through to the dining room.

DINING ROOM

3.36m x 2.96m (11'0" x 9'8")

The dining room is laid with carpet, has a window to the rear and a glazed door leading through to the kitchen/diner.

KITCHEN/DINING

6.38m x 4.01m (20'11" x 13'1")

The kitchen which has ample room for dining, is fitted with a fantastic range of modern floor based units and wall mounted cupboards all providing good storage and working areas together with a breakfast bar providing informal dining. Inset in the work counter is the one and a half bowl sink with drainer to the side, five ring gas hob with stainless steel extractor hood above and electric double oven to the side. Integrally fitted is the dishwasher and fridge freezer. French doors open out to the rear garden and doors lead through to the hallway and also to the Utility room. Attractive tiling between the units and floor tiles give the kitchen a pleasing finish.



UTILITY ROOM

1.92m x 1.80m (6'3" x 5'10")

The Utility room is fitted with a floor based unit housing the sink with drainer to the side, washing machine under and cupboard space beneath. There is a wall mounted cupboard housing the central heating boiler, part glazed door to the side and a built in cupboard providing good storage. Tiled flooring and tiling above the work counter complete this room.

DOWNSTAIRS WC

1.81m x 1.40m (5'11" x 4'7")

This room is fitted with a wash hand basin with tiling above and there is a dual flush WC. Extractor fan and flooring complete this room.

BEDROOM 5/OFFICE

3.44m x 2.60m (11'3" x 8'6")

Bedroom five, currently utilised as a study, is located to the front elevation and is laid with carpet.

FIRST FLOOR LANDING

Carpeted stairs lead up to the bright and spacious landing by virtue of the low rise window and Velux to the front providing a floor of natural light to this area. Located off here are four further bedrooms and the family bathroom. Hatch opens into the partially floored loft space.

MASTER BEDROOM

3.74m x 3.54m (12'3" x 11'7")

The master bedroom is a spacious room located to the front elevation and enjoys open views across to the Craig Phadrig woods and restricted views to the Black Isle. Laid with carpet, this room has a walk in wardrobe providing hanging rails and shelving. Door leads through to the en-suite shower room.

EN-SUITE SHOWER

2.16m x 1.59m (7'1" x 5'2")

The en-suite is furnished with a tiled shower cubicle housing a mains shower, fitted vanity unit housing a dual flush WC and wash hand basin inset with storage under and large mirror above. Bevelled window to the side, polished floor tiles and extractor fan complete the en-suite.

BEDROOM 2

3.48m x 2.96m (11'5" x 9'8")

Bedroom two is a double room located to the front elevation and benefits from built in double wardrobes located behind sliding mirrored doors. Door opens into the en-suite shower room. Carpet.

JACK N JILL EN-SUITE

1.80m x 1.75m (5'10" x 5'8")

The Jack n Jill en-suite shower room is furnished with a vanity unit housing the dual flush WC and wash hand basin with storage under. There is a tiled shower cubicle housing a mains shower. Bevelled window to the side, tiled flooring and extractor fan complete this room. Door leads through to bedroom three.

BEDROOM 3

3.08m x 3.02m (10'1" x 9'10")

Bedroom three is a generous sized room located to the rear overlooking the beautiful landscaped gardens. This room laid with carpet, benefits from built in wardrobes located behind sliding mirrored doors.

FAMILY BATHROOM

1.99m x 1.92m (6'6" x 6'3")

The family bathroom is furnished with a three piece suite comprising a vanity unit housing a dual flush WC and wash hand basin together with a bath with mains shower over and screen to the side. Modern, attractive tiling, polished floor tiles and Velux to the rear complete the bathroom.



BEDROOM 4

3.24m x 3.08m (10'7" x 10'1")

The fourth bedroom is another double room located to the rear elevation. This room also laid with carpet, benefits from built in wardrobes located behind sliding mirrored doors.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

There is ample parking courtesy of the tarmac driveway and turning area to the front of the property. There is a large detached garage which has power and light. Door to the side.

COUNCIL TAX

Band F.

EPC

Band C81.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, integrated fridge freezer, dishwasher, gas hob, oven and cooker hood.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. Outside tap at rear of the proeprty.

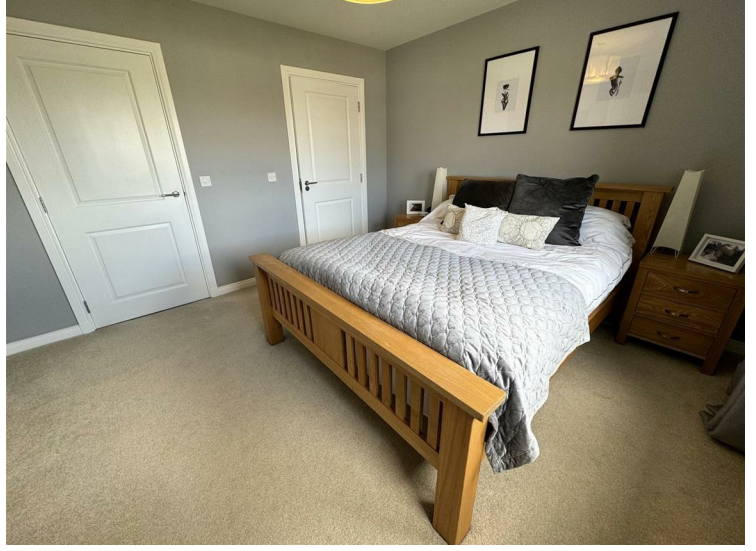
VIEWING ARRANGEMENTS

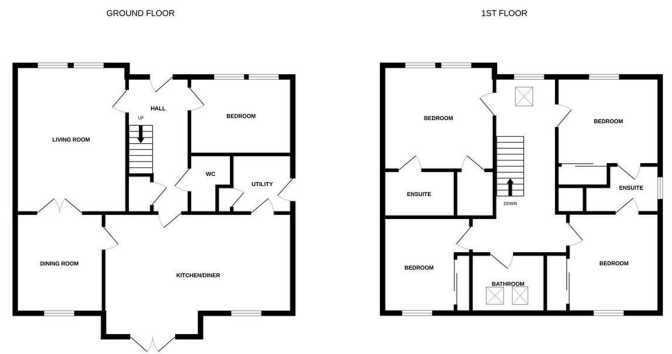
Viewing is through Innes and Mackay Property department (01463) 251200.

FACTORING CHARGES

There are factoring charges within this development to cover the maintenance of the communal gardens grounds and parks areas amounting to a floating charge of £150 held, then £99 per quarter.







Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, no measurement of doors, windows, rooms and any other items are guaranteed and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee will be given specifically as to their operation.

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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