

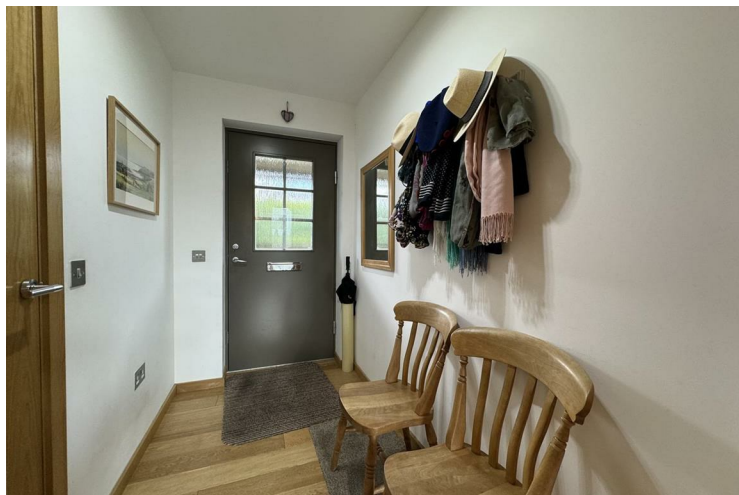


Innes & Mackay

6 BALVONIE STREET, MILTON OF LEYS, INVERNESS, IV2 6GF

- DETACHED THREE BEDROOM INDIVIDUALLY DESIGNED VILLA
- BRIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT
- LARGE LOUNGE WITH OUTLOOK/ACCESS TO REAR GARDEN
- SIBERIAN OAK & TILED FLOORING THROUGHOUT
- BEAUTIFULLY MAINTAINED REAR GARDEN
- OUTBUILDING AND AMPLE EXTERNAL STORAGE

**OFFERS OVER
£415,000**



PROPERTY DESCRIPTION

Located in the popular area of Milton of Leys, this individually designed three bedroom detached villa has been finished to a high standard incorporating Siberian oak flooring, internal oak doors and dual aspect windows in each room. This unique and contemporary property offers bright and substantial accommodation throughout and boasts a well-manicured rear garden with timber outbuilding. Viewing is highly recommended to fully appreciate this unique and beautifully presented family home.

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 at Milton of Leys Primary School and 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.

GARDENS

The tarmac driveway to the front of the property provides ample parking for two cars. There are two integrated cupboards providing external storage. The rear garden is predominantly laid to lawn and planted with an array of colourful flowers, plants and fruits trees. The garden is enclosed by timber fencing and houses the outbuilding, small shed and log store. A decking area and large patio area provides an ideal space for outdoor entertaining.

ENTRANCE VESTIBULE

The entrance vestibule provides access to the hallway and deep walk-in storage cupboard.

HALLWAY

The welcoming hallway is open to the staircase and enjoys a flood of natural light courtesy of large windows to the rear garden. Access is provided to the lounge, kitchen, WC and storage cupboard.

LOUNGE

6.23m x 4.21m (20'5" x 13'9")

A pleasing focal point of this bright and airy room is the log burning stove with slate hearth. Access is provided to the rear garden.



KITCHEN

4.98m x 3.69m (16'4" x 12'1")

The kitchen is fitted with oak units with worktop, 1 1/2 stainless steel sink with drainer, integrated double oven, gas hob, fridge freezer and dishwasher. The kitchen is laid with tiles and has ample space for dining furniture. This room provides access to the utility and rear garden.

UTILITY ROOM

2.19m x 1.59m (7'2" x 5'2")

The utility room is fitted with oak wall mounted units with worktop, stainless steel sink, washing machine and tumble dryer. Tiled flooring completes this room.

WC

2.19m x 2.00m (7'2" x 6'6")

This room is furnished with a wash hand basin with fitted storage, WC and shaving point.

STAIRCASE TO LANDING

The carpeted stairs proceed to the spacious landing where access is provided to the three bedrooms, bathroom and storage cupboard.

MASTER BEDROOM

4.99m x 3.74m (16'4" x 12'3")

The large master bedroom benefits from two integral double wardrobes with sliding doors and an en-suite

shower room. This room has windows to the front and rear elevations.

ENSUITE

2.77m x 1.63m (9'1" x 5'4")

The ensuite is laid with tiles and furnished with a wash hand basin with fitted storage below, WC, shower cubicle with mains shower and wall mounted vanity unit. There is a window to the front elevation.

FAMILY BATHROOM

3.67m x 1.98m (12'0" x 6'5")

The family bathroom is furnished with a wash hand basin with ample fitted storage, WC, bath, shower cubicle with mains shower and heated towel rail. This room is laid with tiles and there is a window to the front elevation.

BEDROOM 2

5.58m x 3.64m (18'3" x 11'11")

Bedroom two is another generous sized double room with windows to the front and rear elevations. This room also benefits from an integral double wardrobe with sliding doors.

BEDROOM 3

3.64m x 3.06m (11'11" x 10'0")

The third double bedroom benefits from an integral double wardrobe with sliding doors. There are windows to the rear and side elevations.



OUTBUILDING

The detached timber outbuilding benefits from power and is split into sections comprising a lean-to tool shed, workshop (2.91m x 1.95m) and sunroom area (4.90m x 2.91m). The sunroom which has windows to the front and side elevations could be utilised as an office/work space or summer house.

HEATING

Underfloor heating throughout

GLAZING

Double glazing

COUNCIL TAX BAND - F

EPC BAND - C

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 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

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