



Innes & Mackay

**48 Redwood Avenue,
Milton of Leys, Inverness, IV2 6HA**

- DETACHED FOUR BED VILLA
- FANTASTIC FAMILY HOME
- LOG BURNER
- NEW FRONT AND BACK DOORS
- MANY PLEASING FEATURES
- GAS CENTRAL HEATING
- LARGE GARDEN WITH SUMMER HOUSE
- LOVELY WOODLAND WALKS CLOSE BY

**OFFERS OVER
£385,000**



DESCRIPTION

Situated in the popular residential suburb of Milton of Leys on the outskirts of Inverness, this thoughtfully designed and spacious one and a half storey Swedish style family home offers generous, and well proportioned accommodation on a substantial plot which benefits from good privacy to the rear and open views to the front. The property which benefits from four good sized bedrooms one of which has an en-suite, has a contemporary modern kitchen which extends to a useful open plan family or dining area. This property which has an integral double garage, has recently had new contemporary front and back doors, new guttering and a log burner in the lounge. Only by viewing, will one appreciate the spacious modern living this family home has to offer.

LOCATION

This property is located within the popular residential area of Milton of Leys on the outskirts of the City affording a pleasing location within easy access of the City and all its amenities by virtue of the Distributor Link road and also the A9. Inverness has an excellent range of shops and leisure facilities which, along with its proximity to Inverness Airport, makes it a sought after location. Local schooling is provided by Milton of Leys Primary School with secondary education being provided at the highly acclaimed Millburn Academy. This area which has lovely woodland walks within walking distance, also benefits from a regular bus services to and from the city centre all adding to the attraction of the location.

GARDENS

The gravelled driveway provides ample off street parking and gives access to the double garage and via a ramp to the front

door. The gardens to the front are laid to grass and are fenced off on both sides. Gates open through to the rear garden which is laid to grass and enclosed with high fencing providing good privacy. There is a large summer house with timber shed to the rear. To the side of the property there is a raised decking area ideal for outdoor entertaining.

ENTRANCE HALL

Newly fitted and contemporary front door opens into the hallway which is finished with solid oak flooring giving a pleasing entrance. Door leads to the large cloakroom/wc and a fifteen pane glass door opens through to the lounge.

CLOAKROOM/WC

2.11m x 1.79m (6'11" x 5'10")

This downstairs toilet is furnished with a Villeroy and Boch modern WC, and wash hand basin set on a Chinese Slate counter with matching splashback and mirror above. This room is finished with real oak flooring, downlighters and chrome heated towel rail.

LOUNGE

7.36m x 6.48m (24'1" x 21'3")

This comfortable room located to the front of the property offers a spacious living area with a smaller area which has a wall mounted coal effect electric fire providing a pleasing focal point. A pleasing focal point of this room is the log burning stove set on a glass hearth. Access to the landing is via the carpeted staircase and a fifteen pane glass door opens through to the kitchen.

KITCHEN/DINING

9.38m x 5.64m (30'9" x 18'6")

The L-shaped kitchen/dining/family room provides fantastic



family living and benefits from double aspect patio doors out to the decking at the side and out to the garden at the rear. The chrome coil radiator provides a pleasing focal point to this room whilst also providing excellent heat. The modern kitchen is fitted with solid quartz worktops, black high gloss floor based units and wall mounted cupboards, together with opaque fronted display cabinets which have colour changing lighting providing a pleasing feature. Integrally fitted is the "Indesit" double oven, halogen hob with "Smeg" extractor hood above and integrated dishwasher. Inset in the work counter is the sink with drainer to the side and there is space for a large fridge freezer. Door leads off the kitchen through to the Utility room. Real oak flooring completes this room.

UTILITY ROOM

2.77m x 1.66m (9'1" x 5'5")

The utility room located off the kitchen is fitted with a floor based unit with space to the side for a tumble dryer and plumbing for automatic washing machine. Window and part glazed door to the rear. Sink with drainer to the side. Door leads to the cloakroom and also through to the integral garage.

WC

1.68m x 1.09 (5'6" x 3'6")

The cloakroom is furnished with a WC and wash hand basin with tiling and mirror above. Frosted window to the rear.

FIRST FLOOR LANDING AND OPEN PLAN FAMILY AREA

Accessed from the lounge, stairs lead up to the spacious landing from which access is gained to the four bedrooms and family bathroom. Velux windows to both the front and rear elevation provide a flood of natural light to the landing which

also benefits from ample space for reading or play areas . Good storage is provided by large cupboard and a hatch opens into the partially floored loft space.

BEDROOM 1 & ENSUITE SHOWER

4.37 x 4.09m (14'4" x 13'5")

The master bedroom is located to the front elevation and is fitted with built in double wardrobes providing good storage and hanging rails. A feature of this room are the sliding doors which lead out to the balcony at the front and from which one can enjoy the open and uninterrupted views. Door allows one access to the en-suite shower room. Carpet completes this room.

EN-SUITE SHOWER ROOM

2.28m x 1.56m (7'5" x 5'1")

The tiled en-suite located off the bedroom is well fitted with a WC, wash hand basin and corner shower cubicle housing a mains shower. Velux to the side provides good light dimension. Two wall mounted mirrored cabinets provide good storage. Extractor fan and real wood flooring completes this room.

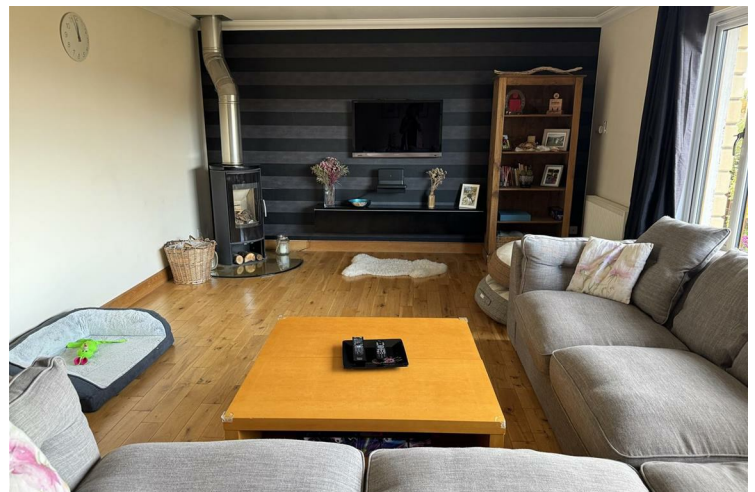
BEDROOM 2

3.37m x 2.56m (11'0" x 8'4")

Bedroom two is a good sized room located to the rear overlooking the garden and woodland beyond. Fitted wardrobe provides hanging rail and shelving. Carpet and part combed ceiling completes this room.

BEDROOM 3

The third bedroom located to the front of the property has a dormer window to the front and enjoys views out to the Black Isle. Carpet completes this room.



BEDROOM 4

4.57m x 3.27 (14'11" x 10'8")

The fourth bedroom is a double room located to the front of the property. This room benefits from double fitted wardrobes providing excellent storage, hanging rails and shelving. Carpet completes bedroom four.

BATHROOM

3.38m x 2.70m (11'1" x 8'10")

The spacious bathroom is furnished with a WC and wash hand basin set in a fitted vanity unit with shelving to the side and storage under. Steps lead up to the corner spa bath which has tiling above and a tiled recessed area ideal for display purposes. Also fitted here is the walk in shower which houses a mains shower feed. Frosted window to the rear and real wood flooring completes this room.

HEATING

Gas central heating via a wall mounted boiler located in the garage along with the hot water tank.

GLAZING

The property benefits from full double glazing throughout.

GARAGE

7.52m x 5.91m (24'8" x 19'4")

The garage which can be accessed via the utility room, benefits from up and over doors, has two windows to the side and houses the gas boiler and water tank.

SERVICES

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

COUNCIL TAX BAND - F

EPC - Band C75

EXTRAS INCLUDED

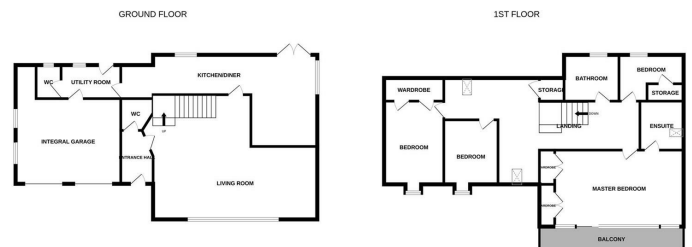
All fitted carpets, curtains, blinds, dishwasher, electric hob, oven and extractor hood. The wall mounted fire in the lounge along with the summer house and shed.

VIEWING

Viewing is through Innes and Mackay (01463) 251200. The Home Report is available via the HSPC website.







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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