



BELVOIR!  
FOR SALE

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Greenwood Gardens, Inverness, IV2 6GP  
Offers Over £260,000

**BELVOIR!**

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Modern detached three-bedroom family home situated in the highly popular Milton of Leys area of Inverness.

The property features an entrance hall, guest W.C, lounge, dining room, kitchen, family bathroom, three bedrooms (master bedroom with en-suite bathroom) Outside, the home benefits from front and rear gardens, a driveway, and single integral garage.

Located in the popular and established Milton of Leys area of Inverness where local amenities include a chemist, a convenience store, with a primary school located nearby. This location also enjoys easy access to Inshes Retail Park which offers two supermarkets, gym and a number of retail outlets. With Inshes Road linking Milton of Leys to Inshes, the property is conveniently located for access to the Beechwood and Fairways Business Parks, Raigmore Hospital and the Police Headquarters. There is also a bus service which runs from Milton of Leys to the city centre where a more comprehensive selection of amenities can be found.

Council Tax Band - E  
EPC rating - C

**Entrance hallway 6'2" x 3'11" (1.88m x 1.2m)**

White UPVC front door with frosted glass.  
Ceiling light fitting.  
Central heating radiator.  
Wooden flooring.  
Doors lead off to WC and Lounge.

**WC 5'9" x 3'1" (1.77m x 0.96m)**

Wash hand basin and WC.  
Tile effect vinyl flooring.  
Central heating radiator.  
Frosted double glazed window with blinds.  
Ceiling light fitting.

**Lounge 13'10" x 12'7" (4.22m x 3.84m)**

Spacious lounge with window to front garden.  
Wooden flooring.  
Stairs leading to first floor accommodation.

Ceiling light fitting.  
Two central heating radiators.  
Ceiling fitted smoke alarm.

**Dining room 10'6" x 9'1" (3.22m x 2.78)**

Clear glazed white UPVC external french door set leading to rear aspect.  
Wooden flooring.  
Central heating radiator.  
Ceiling light fitting.  
Door leading to kitchen.  
Ample space for family dining.

**Kitchen 12'4" x 10'4" (3.78m x 3.17m)**

Great range of fitted units and work top space.  
Large white UPVC double glazed window facing rear aspect.  
Integrated fridge freezer, electric oven and gas hob with extractor.  
Freestanding washing machine included in sale.  
Large cupboard for storage, includes light, shelving and fuse board.

White UPVC exterior door with frosted glass leading to the rear garden.  
Ceiling lighting and mounted heat alarm.  
Central heating radiator.

**Stairs / Landing**

The carpeted staircase leads to the upper landing.  
Plastic hatch to loft space.  
Ceiling mounted smoke alarm and pendant light fitting.  
Cupboard with hot water tank with space for storage.  
Central heating radiator.  
Doors leading to the bedrooms.

**Bathroom 6'0" x 6'2" (1.85m x 1.88m)**

Fitted with shower over bath, integrated WC and wash hand basin with cupboard space.  
Frosted window to side aspect.  
Central heating radiator.  
Vinyl flooring.  
Extractor fan and electric shaver point.  
Ceiling light fitting.



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**Master bedroom 11'7" x 10'2" (3.55m x 3.10m)**

Master bedroom with windows to the rear aspect.  
Fitted carpet.  
Built in triple mirror fronted wardrobe with storage.  
Central heating radiator.  
Ceiling light fitting.  
Door leading to en-suite.

**En-suite 4'3" x 5'10" (1.32 x 1.78m)**

En-suite shower room with window to the side aspect.  
Shower enclosure with mains fed shower unit.  
Integrated WC with wash hand basin and cupboard.  
Extractor fan.  
Electric shaver point.

**Bedroom 2 10'4" x 10'1" (3.15m x 3.09m)**

Double bedroom with windows to the front aspect.  
Fitted carpet.  
Built in double mirror fronted wardrobe.  
Central heating radiator.  
Ceiling light fitting.

**Bedroom 3 9'1" x 7'8" (2.77m x 2.35m)**

Single bedroom with window to the front aspect.  
Fitted carpet.  
Shelving with rail for storage.  
Central heating radiator.  
Ceiling light fitting.

**Exterior**

To the front there is a driveway with off street parking for a car and access

to the garage.

Tarmac drive with paving to the front door, front garden is laid to lawn with gate leading to the rear garden.  
The rear garden is fully enclosed, predominately laid to lawn with paving.

**Garage 16'4" x 8'7" ( 5m x 2.63m)**

Roller door with lock.  
Gas combi boiler.  
Tumble dryer included in sale.  
Power and light.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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