



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**12 Blair Grove, Inverness, IV2 6EY**

**Offers over £185,000**

Well-proportioned two bedroom mid terraced two storey home, in walk-in condition, situated in a quiet cul-de-sac, in the popular Milton of Leys area of Inverness. There is off street parking to the front of the property and there is a lovely garden to the rear with a patio and decking area with garden shed.

The accommodation comprises lounge, kitchen/dining room, cloak room, two bedrooms and shower room.

The home was built in 2018 by Tulloch Homes Limited to their Orrin design and benefits from the remainder of the NHBC 10-year warranty cover. This is an excellent home for a first-time buyer.

Milton of Leys is situated on the south side of Inverness and is conveniently located for the A9 north and south. It has a Primary school, co-op, pharmacy and takeaways and a regular bus service runs to and from the city centre. It is also within easy reach of Inshes Retail Park, Beechwood Business Park and the City Centre.

Inverness benefits from excellent transport links by road, rail and air, with Inverness Airport offering national and European flights.

Viewing highly recommended.

## Rooms

### Lounge

11'9" x 13'6" (3.59m x 4.13m)

Entrance door and window to front. Staircase to first floor. Door to cloak room and cupboard housing electrics and smart meter. Entrance to kitchen/dining room. Under stairs storage space. Laminate flooring.

### Kitchen/dining room

13'4" x 9'2" (4.08m x 2.81m)

French doors and window to rear. Wall and base units with worktop and splash back. 1 ½ bowl stainless steel sink with right hand drainer. Integrated ceramic hob, extractor and electric oven. Potterton central heating boiler. Laminate flooring.

### Cloak room

4'1" x 6'5" (1.25m x 1.98m)

White WC and pedestal wash hand basin with tiled splash back and mirror above. Extractor. Laminate flooring.

### First floor hallway

5'2" x 3'2" (1.60m x 0.99m)

Doors to two bedrooms and shower room. Hatch to roof space. Smoke alarm. Carpet.

### Bedroom 1

10'1" x 13'8" (3.09m x 4.18m)

Window to rear. T.V. point. Carpet.

### Bedroom 2

9'9" x 10'2" (2.99m x 3.10m)

Window to front. Double fitted wardrobes. Carpet.

### Shower room

6'4" x 3'10" (1.94m x 1.18m)

White WC and wash hand basin set in vanity unit with tiled splash back. Tiled shower cubicle. Mirror. Extractor. Laminate flooring.

### Outbuilding

Wooden garden shed

### Garden ground

The front garden is laid to lawn with a paved path to the front door.

The enclosed rear garden is laid to lawn with a patio and decking area. There is a gate to the rear opening onto a paved path which leads to the front.

### Extras

All fitted floor coverings are included in the sale price.

### Heating and glazing

Gas central heating and double glazing.

### Services

Mains gas, electricity, water and drainage.

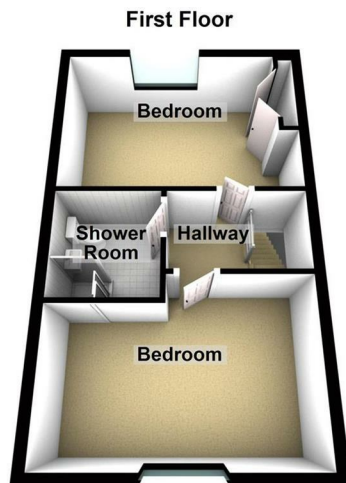
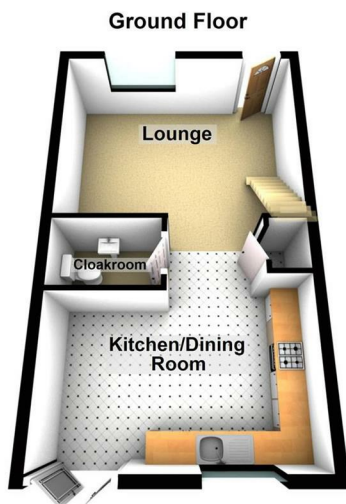
### Factoring

The Factors are First Port Property Management and the annual factoring charge is currently in the region of £260 per annum.

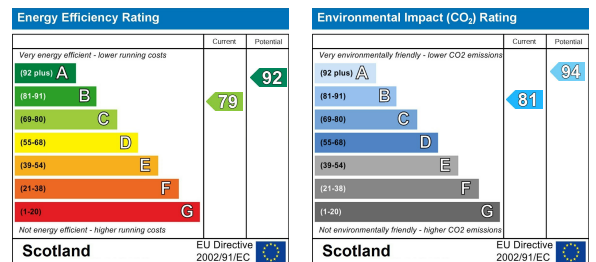
### EPC Rating C

### Council Tax Band C





### Energy Efficiency Graph



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