



**Harper
Macleod LLP**
Estate Agents & Solicitors



4 Mill View, Tomatin, IV13 7YP

Offers over £250,000

Fabulous opportunity to purchase a three bedroom semi-detached home situated in a quiet cul-de-sac, in a small development, in the village of Tomatin, which lies between Aviemore and Inverness, in the Highlands of Scotland.

The property was built in 2015 and is well laid out to provide comfortable living accommodation which comprises an entrance hallway, shower room, lounge, kitchen/dining room, three bedrooms and bathroom. The home has been freshly decorated throughout in neutral tones.

There is ample off street parking to the side of the property on the block paved driveway. There is an enclosed garden to the rear with a raised decking area.

Primary School pupils attend Strathdearn Primary School and secondary school pupils attend Millburn Academy, Inverness.

The Strathdearn Hub, with stunning views over the Findhorn viaduct, hosts a range of community groups and there is a covered sports area, convenience store and café. The Tomatin Distillery Visitor Centre is also located on the edge of the village.

Tomatin is a great location for those looking for a slower pace of life with a variety of outdoor pursuits nearby. Inverness is approximately 15 miles away and Aviemore is approximately 14 miles away, both of which offer an extensive range of shops and local services.

Viewing highly recommended.

Hallway

6'5" x 12'5" x 2'10" (1.98m x 3.80m x 0.88m)

Entrance door opening into the hallway. Glazed door to lounge and door to shower room. Staircase to first floor. Understairs storage cupboard housing the electrics. Tel. point. Smoke alarm. Carpet.

Lounge

10'6" x 15'8" (3.22m x 4.79m)

Window to front. T.V. point. Tel. point. Smoke alarm. Engineering oak flooring.

Kitchen/dining room

17'3" x 8'11" (5.27m x 2.74m)

Window and French doors to rear. Wall and base units with worktop and tiled splashback. Stainless steel sink with spring style mixer tap. Integrated ceramic hob with stainless steel splashback, extractor, new electric cooker and Hoover washing machine. Storage shelves. Spotlights. Heat alarm. Laminate and tiled flooring.

Shower room

6'6" x 3'11" (1.99m x 1.21m)

White WC and wash hand basin with tiled splashback. Mirror. Recessed shower cubicle with mains Raindance shower head, hand held spray and wet wall. Spotlights. Extractor. Tiled flooring.

First floor hallway

6'5" x 11'8" at widest point (1.97m x 3.57m at widest point)

Doors to three bedrooms and bathroom. Hatch to roof space with pull-down ladder. Cupboard housing the water tank. Smoke alarm. Engineered oak flooring.

Bathroom

6'5" x 6'6" (1.97 x 1.99m)

Window to side. White WC and pedestal wash hand basin with tiled splashback. Mirrors. Shaver socket. Bath with shower attachment. Extractor. Spotlights. Vertical towel radiator. Laminate flooring.

Bedroom 1

10'6" x 10'11" (3.22 x 3.35)

Window to front. Double mirrored wardrobes. Laminate flooring.

Bedroom 2

8'9" x 11'5" (2.67m x 3.50m)

Window to rear. Double mirrored wardrobes. T.V. point. Tel. point. Laminate flooring.

Bedroom 3

8'3" x 7'8" (2.53m x 2.35m)

Window to rear. Laminate flooring.

Outside

The front garden is laid to lawn with a paved path leading to the front door. The blocked paved driveway to the side of the property offers ample off street parking.

The enclosed rear garden is mainly laid to lawn with shrubs. A paved path leads up to the raised decking area with seating.

Extras

All fitted floor coverings, blinds and washing machine are included in the sale price.

Heating and glazing

Oil fired central heating and double glazing.

Services

Mains electricity, water and drainage.
Solar thermal panels

EPC Rating C

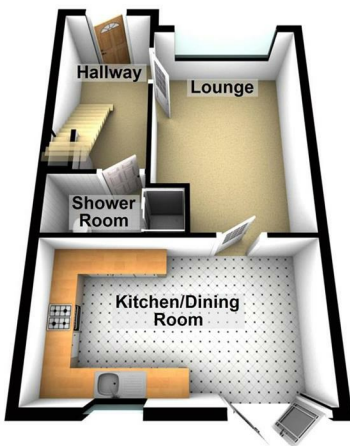
Council Tax Band D



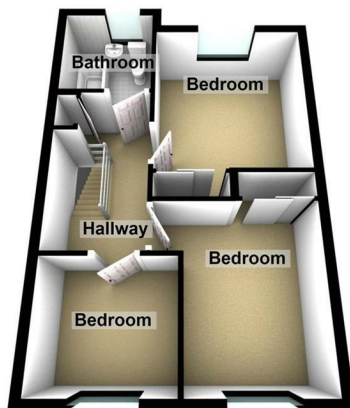




Ground Floor

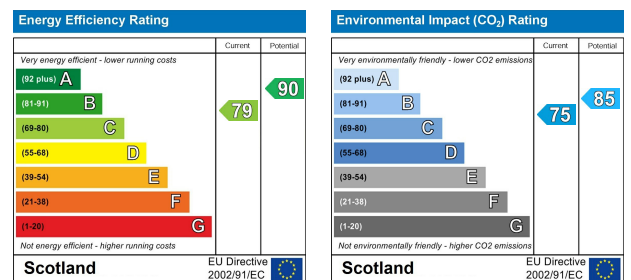


First Floor



This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Energy Efficiency Graph



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