

# 67 Castleton Village

Milton of Leys, Inverness, IV2 6GY

Offers Over £695,000





### Overview

- Substantial architect designed bungalow on quiet cul-de-sac
- Unique property with spacious and flexible accommodation
- 4 reception rooms, kitchen/diner, utility, swimming pool
- 4 bedrooms, 3 ensembles, 3 walk in wardrobes, bathroom and shower room
- Large gardens, garden room, detached garage, drive
- EPC Band C



### Description

Fantastic opportunity to purchase a spacious family bungalow on a quiet cul-de-sac in the popular Milton of Leys area of Inverness. This impressive bungalow offers generous accommodation coupled with grounds which extend to approximately 1 acre. This unique U-shaped home extends to over 400m<sup>2</sup> and enjoys a central courtyard which can be accessed from all reception rooms and bedrooms. The flexible layout will work well for family living. Reception rooms include a formal lounge/dining room, sitting room and games/bar room. The kitchen/diner benefits from Karndean flooring, granite work tops and a breakfast bar for more informal dining. Integrated appliances include an induction hob, double electric oven, extractor and wine fridge. There is a large pantry which houses an American style fridge/freezer and provides great storage. Off the kitchen is a useful utility room with storage, a sink and space and plumbing for a washing machine and tumble dryer. There are four double bedrooms three of which benefit from walk-in wardrobes and ensuite bathrooms. The family bathroom provides a large feature bath tub. There is a games room which houses a full-length snooker table with purpose-built bar area which would be perfect for entertaining. Completing the accommodation is the heated approx. 7meter swimming pool with dual patio doors that open on to the garden. The current owners lease the pool to a local instructor a few days of the week. There is double glazing, gas central heating and three phase electricity throughout. The sizeable, private grounds are fully enclosed and mostly laid to lawn. There is a decking area next to a stream, a courtyard and a garden room with power and lights, all perfect for sitting and enjoying the weather and privacy of the gardens. The large drive leads to the detached double garage which has power, lights and electric doors. Viewing is essential to appreciate the size and layout of this unique property.



## Room Dimensions

Lounge	(11' 10" x 26' 3") or (3.61m x 8.0m)
Dining Room	(11' 10" x 15' 2") or (3.61m x 4.63m)
Sitting Room	(15' 2" x 26' 7") or (4.63m x 8.10m)
Games/Bar Room	(22' 0" x 19' 5") or (6.70m x 5.92m)
Kitchen / Diner	(23' 4" x 11' 7") or (7.10m x 3.54m)
Utility Room	(5' 6" x 15' 9") or (1.68m x 4.80m)
Swimming Pool Room	(22' 0" x 23' 0") or (6.71m x 7.01m)
Principal Bedroom	(19' 4" x 19' 0") or (5.90m x 5.80m)
Principal Bedroom En Suite	(6' 2" x 8' 10") or (1.88m x 2.70m)
Bedroom 2	(19' 5" x 12' 7") or (5.93m x 3.83m)
Bedroom 2 En Suite	(6' 2" x 6' 3") or (1.88m x 1.90m)
Bedroom 3	(12' 11" x 12' 8") or (3.94m x 3.85m)
Bedroom 3 En Suite	(6' 6" x 6' 2") or (1.97m x 1.89m)
Bedroom 4	(9' 9" x 12' 6") or (2.98m x 3.80m)
Bathroom	(12' 9" x 12' 10") or (3.89m x 3.91m)
Shower Room	(6' 1" x 6' 3") or (1.86m x 1.90m)





### Services

Mains gas, electricity, water and drainage. Three phase electricity. Telephone and Broadband. Satellite, Telephone and Broadband.

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated induction hob, double oven and wine fridge. Garden room. Some items of furniture available through negotiation.

### Council Tax

Band G

### Tenure

Freehold

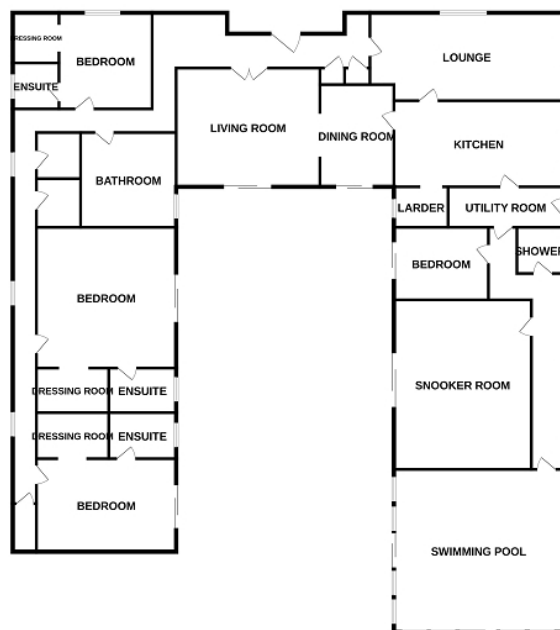
### Entry

To be mutually agreed.

### Viewing

To arrange a viewing of this property please contact Louise Hamilton on 07796 673594 or 01463 233218.

GROUND FLOOR



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