

58 Castleton Village

Milton of Leys, Inverness, IV2 6GY

Offers Over £425,000





Overview

- Impressive 5 bed family home in exclusive development
- Immaculately presented spacious accommodation with flexible layout
- Stunning views across the Moray Firth to the Black Isle and Ben Wyvis
- Sought after Milton of Leys catchment
- approx. 0.5 acre landscaped gardens, double garage, drive
- EPC Band C



Description

Immaculately presented family home in an exclusive development within the popular Milton of Leys area of Inverness. This impressive property offers generous accommodation coupled with open views across the Moray Firth to the Black Isle which will appeal to families and professional couples alike. The generous lounge has a feature gas fire with surround and windows on double aspects including French doors into the garden. The formal dining room will easily accommodate a large table and 8 chairs and also has access into the rear garden. The kitchen has ample units and work surface space, and integrated appliances including an induction hob, oven, microwave combi, extractor and dishwasher. There is space for an American fridge/freezer. Adjacent to the kitchen is the family room, ideal for entertaining or for informal dining. The useful utility room and WC complete the ground floor. A spiral staircase leads to the first floor where there are 5 bedrooms and the family bathroom. All bedrooms benefit from fitted storage, whilst the principle bedroom has an ensuite shower room. There is double glazing and gas central heating throughout. Approximately 0.5 acre of mature gardens surround the property and are beautifully landscaped, offering decked and patio areas for catching the sun whilst entertaining. There is a summer house and garden shed. A tarred drive provides parking for up to 6 vehicles which leads to the detached double garage with an electric door. This is an ideal property for those looking for something special that is immaculately maintained.



Room Dimensions

Lounge	(19' 4" x 15' 4") or (5.89m x 4.68m)
Family Room	(11' 6" x 15' 4") or (3.50m x 4.67m)
Dining Room	(15' 3" x 10' 2") or (4.64m x 3.10m)
Kitchen	(15' 4" x 8' 6") or (4.68m x 2.59m)
Utility Room	(5' 9" x 6' 11") or (1.75m x 2.10m)
WC	(3' 7" x 4' 9") or (1.09m x 1.46m)
Principal Bedroom	(14' 6" x 11' 1") or (4.41m x 3.38m)
Principal Bedroom En Suite	(5' 4" x 5' 11") or (1.63m x 1.80m)
Bedroom 2	(12' 0" x 10' 6") or (3.67m x 3.20m)
Bedroom 3	(12' 0" x 9' 3") or (3.67m x 2.82m)
Bedroom 4	(9' 2" x 9' 4") or (2.79m x 2.85m)
Bedroom 5	(11' 7" x 9' 5") or (3.52m x 2.87m)
Bathroom	(6' 6" x 9' 5") or (1.98m x 2.87m)





Floor Area

192m²

Services

Mains gas, electricity, water and drainage. Satellite, telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings including light fittings. Curtain poles and window blinds. Integrated induction hob, oven, microwave combi, extractor and dishwasher. Garden shed and summer house.

Council Tax

Band F

Tenure

Freehold

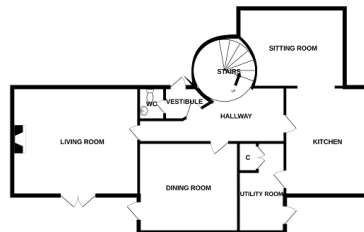
Entry

By mutual agreement.

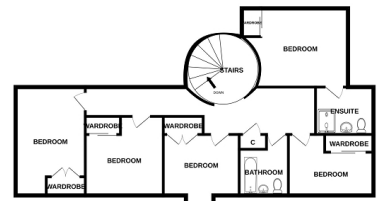
Viewing

Contact Emma on 01463 233218 or 07850 407884.

GROUND FLOOR



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given. Made with MyPlan C2024



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