

4 Larchwood Drive

Milton of Leys, Inverness, IV2 6DG

Fixed Price £165,000



- Immaculate 2 bed mid terraced villa
- Sought after Milton of Leys Primary catchment
- Lounge, modern kitchen, 2 bedrooms, shower room, WC
- Ideal first family home or investment
- off street parking with overflow for visitors
- EPC Band D

Fantastic opportunity to purchase a modern 2 bedroom mid-terraced villa. Built by Tulloch Homes to their New York design, this modern home will appeal to both first time buyers and investors. The ground floor has a bright lounge, a newly fitted modern kitchen and a useful WC with a cupboard. The kitchen has good work top and storage space and benefits from an integrated induction hob, electric oven and extractor. There is space and plumbing for a fridge/freezer, dishwasher and washing machine. Upstairs, there are two bedrooms and a shower room with a large shower enclosure. Loft space and an under stairs cupboard provide plenty of additional storage. There is double glazing and electric heating throughout. To the front there is an enclosed garden laid to lawn and allocated parking with plenty of overflow spaces for guests.

Rooms

Lounge	(10' 2" x 17' 9") or (3.09m x 5.41m)
Kitchen	(7' 1" x 11' 5") or (2.16m x 3.47m)
Wc	(5' 11" x 7' 3") or (1.81m x 2.22m)
Bedroom 1	(10' 7" x 10' 10") or (3.22m x 3.29m)
Bedroom 2	(6' 10" x 11' 10") or (2.09m x 3.61m)
Shower Room	(5' 7" x 6' 9") or (1.70m x 2.07m)

Floor Area
59m²

Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including induction hob, electric oven and extractor.

Maintenance Charges

A monthly charge £20 is payable to James Gibb for maintenance of the communal areas.

Council Tax

Band C

Tenure

Freehold

Entry

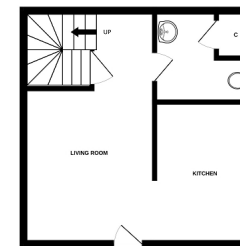
To be mutually agreed.

Viewing

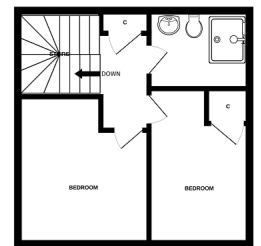
To arrange a viewing of this property please contact Emma on 07850407884 or 01463 233218.



GROUND FLOOR



1ST FLOOR



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk