

4 Greenwood Drive, Milton of Leys

Inverness, IV2 6GJ



Offers Over £335,000





Overview

- Detached 4 bed villa in popular area of Milton Of Leys
- Sought after Milton of Leys Primary catchment area
- Lounge, kitchen/diner, WC, 4 bedrooms, ensuite, family bathroom
- Large garden, garage, drive with parking for 2 cars
- Spacious family accommodation in walk in condition
- EPC band C



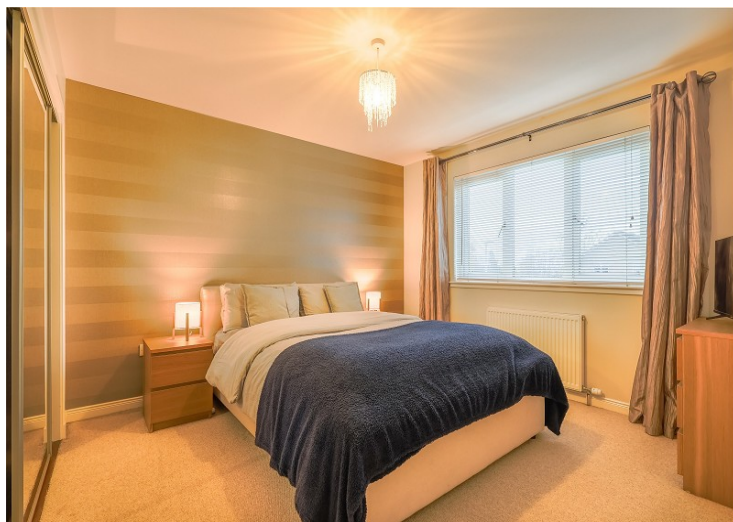
Description

A fantastic opportunity to acquire this beautifully presented villa, located in the highly desirable Milton of Leys area of Inverness. Boasting a modern interior and spacious, well-proportioned rooms, this property is a perfect family home. The bright and airy lounge features an attractive bay window, creating a welcoming and comfortable living space. The contemporary kitchen is fitted with an excellent range of wall and base units and includes integrated appliances such as an electric hob, oven, extractor, dishwasher, washing machine, and wine fridge, as well as a freestanding fridge/freezer. There is a convenient breakfast bar for informal dining and ample space for a large dining table with six chairs. A WC completes the downstairs accommodation. Upstairs, there are four generous bedrooms, all benefiting from fitted wardrobes with mirrored sliding doors. The stylish principal bedroom enjoys the added luxury of an ensuite shower room with a mains-fed shower. A modern family bathroom completes the upper floor. There is gas central heating, double glazing, two useful hall storage cupboards, and a partially floored loft offering further storage space. Outside, the large rear garden provides a good degree of privacy and features a patio area ideal for outdoor entertaining. To the front, there is a driveway with parking for two cars, leading to a garage fitted with power and lighting.



Room Dimensions

Lounge	(16' 6" x 11' 5") or (5.04m x 3.47m)
Kitchen / Diner	(27' 4" x 8' 10") or (8.34m x 2.70m)
WC	(4' 7" x 4' 9") or (1.40m x 1.45m)
Principal Bedroom	(11' 5" x 12' 7") or (3.48m x 3.84m)
Principal Bedroom Ensuite	(6' 6" x 6' 2") or (1.98m x 1.87m)
Bedroom 2	(11' 9" x 9' 8") or (3.57m x 2.94m)
Bedroom 3	(10' 1" x 8' 8") or (3.07m x 2.65m)
Bedroom 4	(14' 2" x 8' 7") or (4.33m x 2.62m)
Bathroom	(7' 3" x 6' 6") or (2.20m x 1.99m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the hob, electric oven, extractor, dishwasher, washing machine, wine fridge and free standing Fridge freezer machine.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Tenure

Freehold

Floor Area

114m²

Council tax

Band E

Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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