

# 7 Chestnut Way, Milton of Leys

Inverness, IV2 6DD

**Offers Over £205,000**







## Overview

- Spacious semi-detached villa in popular development
- Desirable Milton of Leys catchment area
- Lounge, kitchen/diner, WC, 2 double bedrooms, family bathroom
- Enclosed garden, timber shed, drive with parking for 2 cars
- Ideal for first time buyers, families and investors
- EPC band B



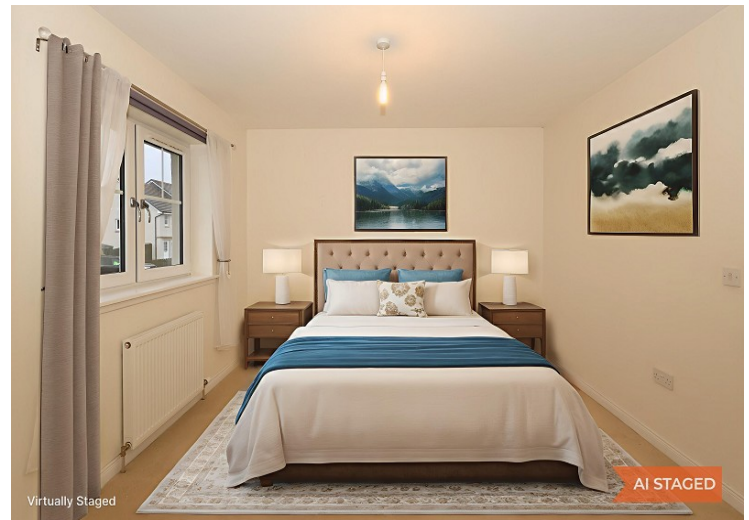
## Description

Fantastic opportunity to acquire this 2 bed semi-detached villa. Boasting a modern interior and well proportioned rooms, this attractive property is ideal for first time buyers, families, or investors. The bright and spacious lounge provides a comfortable setting for relaxation. The contemporary kitchen/diner is fitted with modern wall and base units complemented by coordinating worktops. Integrated appliances include an electric oven, gas hob, and extractor hood, with space available for freestanding appliances such as a washing machine and fridge/freezer. There is ample room for a dining table and chairs, and French doors open directly onto the rear garden, creating an excellent space for both everyday living and entertaining. A convenient WC completes the ground floor accommodation. Upstairs, the property offers two generous double bedrooms, both fitted with mirrored sliding door wardrobes. The stylish bathroom is well designed and features a modern suite with a mains-fed shower over the bath. The property benefits from double glazing and gas central heating throughout. Externally, the front garden is laid to lawn and includes a driveway providing off street parking for two vehicles. The fully enclosed rear garden is predominantly laid to lawn, with a separate stone chipped area ideal for outdoor entertaining. A timber shed, included in the sale, provides useful additional storage.



## Room Dimensions

Lounge	(14' 5" x 13' 1") or (4.40m x 4.00m)
Kitchen / Diner	(14' 3" x 8' 8") or (4.34m x 2.63m)
WC	(4' 4" x 6' 11") or (1.31m x 2.12m)
Bedroom 1	(12' 1" x 8' 10") or (3.69m x 2.69m)
Bedroom 2	(10' 10" x 12' 1") or (3.29m x 3.69m)
Bathroom	(6' 6" x 6' 6") or (1.99m x 1.99m)







### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven and extractor. Timber shed.

### Services

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

### Entry

By mutual agreement.

### Tenure

Freehold

### Floor Area

72m<sup>2</sup>

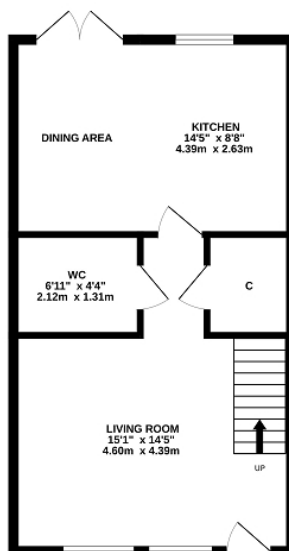
### Council tax

Band D

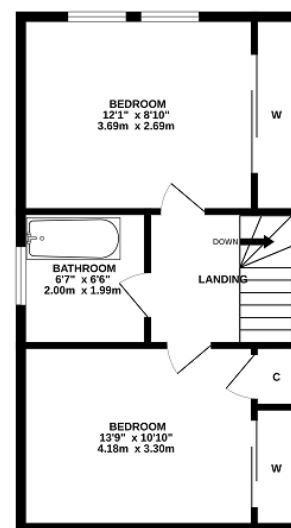
### Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing

GROUND FLOOR  
461 sq. ft. (42.9 sq. m.) approx.



1ST FLOOR  
461 sq. ft. (42.9 sq. m.) approx.



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