

# 50 Spey Avenue

Milton of Leys, Inverness, IV2 6DS

Offers Over £165,000



- Modern freshly decorated 2 bedroom end terraced villa
- Perfect first family home or ideal investment
- Lounge, kitchen/diner, wc, two bedrooms and shower room
- In good condition with neutral d?cor throughout
- Open outlook, front garden and communal parking
- In good condition with neutral d?cor throughout
- EPC Band C

This immaculate two bedroom end-terraced villa, built by Tulloch Homes in 2014, is presented in walk-in condition. Freshly decorated in neutral tones throughout, the home will appeal to professionals and young families alike. The ground floor features a bright and welcoming lounge, a useful WC, and an open-plan kitchen/diner. The kitchen includes an electric cooker, extractor and washing machine, both of which are included in the sale, with ample space for a fridge freezer and a dining table with four chairs. Upstairs, there are two bedrooms, with the principal bedroom being a comfortable double. A spacious shower room completes the accommodation. The property offers excellent storage, including a fitted cupboard in the second bedroom, a cupboard in the WC, and additional hall cupboards on both floors. Double glazing and gas central heating ensure comfort and efficiency throughout the year. Outside, the front garden enjoys an open outlook over Inverness, and off-street parking is available directly to the front of the property.

## Rooms

<b>Lounge</b>	<i>(18' 2" x 10' 0") or (5.54m x 3.05m)</i>
<b>Kitchen</b>	<i>(11' 5" x 7' 4") or (3.48m x 2.24m)</i>
<b>Bedroom 1</b>	<i>(10' 6" x 10' 11") or (3.19m x 3.32m)</i>
<b>Bedroom 2</b>	<i>(6' 11" x 11' 9") or (2.10m x 3.58m)</i>
<b>Shower Room</b>	<i>(5' 7" x 6' 9") or (1.71m x 2.06m)</i>
<b>Wc</b>	<i>(5' 11" x 7' 4") or (1.80m x 2.24m)</i>

## Services

Mains gas, electricity, water and drainage.

## Extras

All fitted floor coverings, fixtures and fittings. All curtain poles and window blinds. Appliances including electric cooker, extractor and washing machine.

## Council tax

Band C

## Floor Area

58m<sup>2</sup>

## Entry

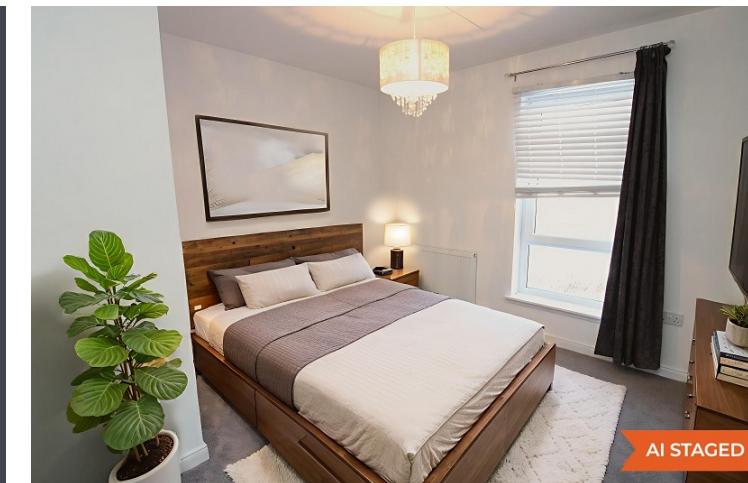
Immediate entry is available.

## Tenure

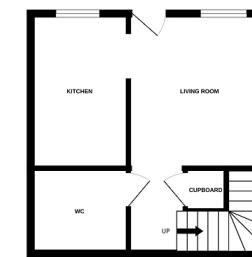
Freehold

## Viewing

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



GROUND FLOOR



1ST FLOOR

