

**Services**

Mains electricity, gas, water and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds.

**Heating**

Gas central heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

D

**Viewing**

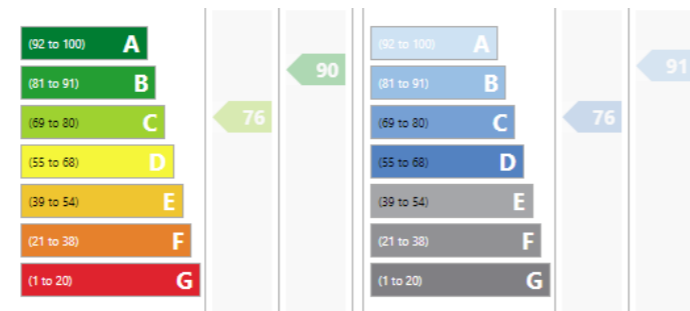
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £220,000  
 A full Home Report is available via Munro & Noble website.



**28 Elmwood Avenue**  
**Inverness**  
**IV2 6HE**

A three bedroomed, semi-detached villa which is fully double glazed, has gas central heating, gardens, and off-street parking.

**OFFERS OVER £218,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

Semi-Detached Villa

3 Bedrooms

1 Reception

1 Bathroom

Gas

Garden

Driveway

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen/Diner



Kitchen/Diner



**Bedroom One**



**Bedroom Two**



Lounge



Bathroom



**Property Description**

28 Elmwood Avenue is an immaculate, three bedroomed semi-detached villa located in the desirable area of Milton Of Leys and will appeal to a range of purchasers including first time buyers and young families. The property is in walk-in condition throughout and benefits from gas central heating, double glazing and offers well-proportioned accommodation that is spread over two floors. Upon entering the property, there is a spacious entrance hall (with a cupboard and under stairs storage) a WC, and a bright and sizeable lounge which leads to the kitchen/diner. The sleek and modern kitchen/diner comprises wall and base mounted units with worktops and complementary splashback tiling, a 1 1/2 stainless steel sink with mixer tap and drainer and the integrated goods include a washing machine, a fridge-freezer, an electric oven with a gas hob and extractor fan over. There is ample space for a dining table and chairs, with French doors opening on to the attractive rear garden which is enclosed by timber fencing. On the first floor can be found a landing (with loft access which is fully floored) and a handy storage cupboard, and three bedrooms, two of which benefit from built-in wardrobes (with the principle bedroom wardrobes being mirrored). The family bathroom can also be found here and consists of a WC, a wash hand basin within a vanity unit and a bath with mains shower over. Externally, to the front of the property the garden is laid to lawn, with a tarmac drives that runs up the side of the property providing space for a number of vehicles. The attractive rear garden is generous in size and is predominantly laid to lawn with a decking area perfectly positioned to enjoy the sunshine and is ideal for al-fresco dining. There are also a number of mature flowers and plants and sited here is the garden shed which is included in the sale. Early viewing is recommended to fully appreciate all the property has to offer.

The property is located in the Milton of Leys area of Inverness where local amenities include a chemist, a convenience store and a takeaway, with a Primary School located nearby. This location also enjoys easy access to Inshes Retail Park which offers a Tesco's Supermarket & petrol station, a Garden Centre, a MacDonald's Restaurant, a gym and a number of retail outlets. There is also a regular bus service which runs from Milton of Leys to and from Inverness City Centre where a more comprehensive selection of amenities can be found.

**Rooms & Dimensions**

- Entrance Hall
  - Lounge  
Approx 3.09m x 4.68m
  - Kitchen/Diner  
Approx 5.11m x 2.68m
  - WC  
Approx 1.16m x 1.90m
  - Landing
  - Bedroom Three  
Approx 2.45m x 2.63m\*
  - Bedroom One  
Approx 2.56m x 3.62m
  - Bedroom Two  
Approx 3.09m x 3.09m
  - Bathroom  
Approx 1.91m x 2.02m
- \*At widest point



WC



Bedroom Three

