

Services
 Mains water, electricity, and drainage.

Extras
 All carpets, fitted floor coverings, curtains and blinds.

Heating
 Oil fired central heating.

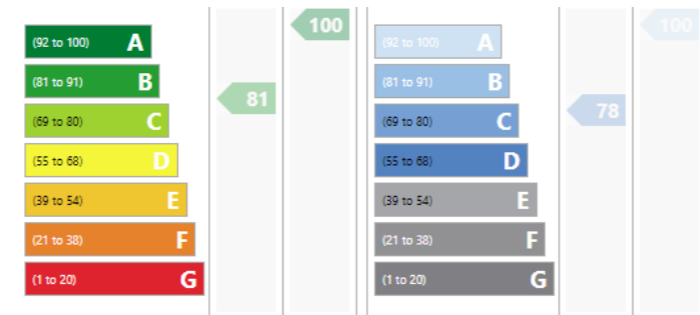
Glazing
 Double glazing throughout.

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 - £245,000
 A full Home Report is available via Munro & Noble website.



**3 Mill View
 Tomatin
 IV13 7YP**
 A three bedroomed, semi-detached villa which is fully double glazed, has oil fired central heating, gardens, and off-street parking.

FIXED PRICE: £232,750
 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
- 2 Bathrooms
- Oil
- 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

3 Mill View is an immaculate, three bedroomed semi-detached villa located in the desirable village of Tomatin and will appeal to a range of purchasers including first time buyers or young families. The property is in walk-in condition throughout and benefits from oil fired central heating, double glazed windows and offers well-proportioned accommodation that is spread over two floors. Upon entering the property, you are greeted with an entrance hall (which has an under stairs storage cupboard), a lounge, a kitchen/diner and a shower room. The modern kitchen/diner comprises wall and base mounted units with worktops and splashback tiling, and a stainless steel sink with mixer tap and drainer. The integrated goods include a washing machine, an electric oven and hob with extractor fan over. From here, French doors open to the sizeable rear garden which is fully enclosed by timber fencing. On the first floor can be found a landing (which gives access to the loft) and three bedrooms, two of which have built-in mirrored wardrobes. Completing the accommodation is the bathroom which has a useful pulley clothes airer and consists of a WC, a wash hand basin and a bath with a shower head mixer tap.

To the front elevation, the garden is laid to lawn with a lock block driveway that leads up the side of the property. The rear garden is of low maintenance and is laid to gravel with a patio area and flower beds. Sited here is the timber shed which is fully installed and has power and lighting.

Tomatin which is a small village on the River Findhorn in the Scottish Highlands, which lies around 16 miles southeast of the city of Inverness where a number of more comprehensive range of facilities can be found including Eastgate Shopping Centre, High Street shops, hotels, bars, restaurants, supermarkets, a Post Office and both bus and train stations.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 3.23m x 4.80m
- Kitchen/Diner
Approx 2.23m x 5.28m
- Shower Room
Approx 1.22m x 2.90m
- Bedroom Three
Approx 2.35m x 2.54m
- Bedroom Two
Approx 3.50m x 2.61m
- Bedroom One
Approx 3.23m x 3.39m
- Bathroom
Approx 2.01m x 1.98m



Shower Room



Bedroom Three

