



3 Milne Avenue, Croy, IV2 5JS

£295,000



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**CURTIS**   
**McKINNELL**  
ESTATE AGENTS



# 3 Milne Avenue

Croy, IV2 5JS

- DETACHED VILLA
- FITTED KITCHEN
- LOUNGE/DINING ROOM
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- UTILITY ROOM
- DOWNSTAIRS WC
- CORNER PLOT

An opportunity to purchase a three bedroom detached house built by Scotia Homes and located on a corner plot in the popular village of Croy. The villa offers many pleasing features including a fitted kitchen with built-in appliances, an en-suite shower room to master bedroom, a utility room and a downstairs WC. The property also features ample offroad parking, a family bathroom, gas radiator central heating and double glazed windows. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a family sized property located in a sought after location. Viewing is highly recommended.

## Gardens

The front and side gardens are mainly laid to grass bordered by hedging. The driveway provides ample off-road parking and has a timber shed, whilst a paved path gives access to the front door. The rear garden is mainly laid to lawn, with a paved patio area and is enclosed by fencing.

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## ACCOMMODATION

### ENTRANCE HALL

LOUNGE/DINING ROOM 19'10" x 17'4" (6.06m x 5.30m)

KITCHEN 12'7" x 10'8" (3.86m x 3.27m)

UTILITY ROOM 8'10" x 6'5" (2.70m x 1.96m)

DOWNSTAIRS WC 6'2" x 5'9" (1.90m x 1.76m)

BEDROOM ONE 16'7" x 8'3" (5.08m x 2.54m)

EN-SUITE SHOWER ROOM 8'4" x 4'11" (2.55m x 1.50m)

BEDROOM TWO 11'8" x 8'9" (3.57m x 2.67m)

BEDROOM THREE 12'0" x 9'5" (3.68m x 2.88m)

FAMILY BATHROOM 7'9" x 6'6" (2.38m x 1.99m)





## Location

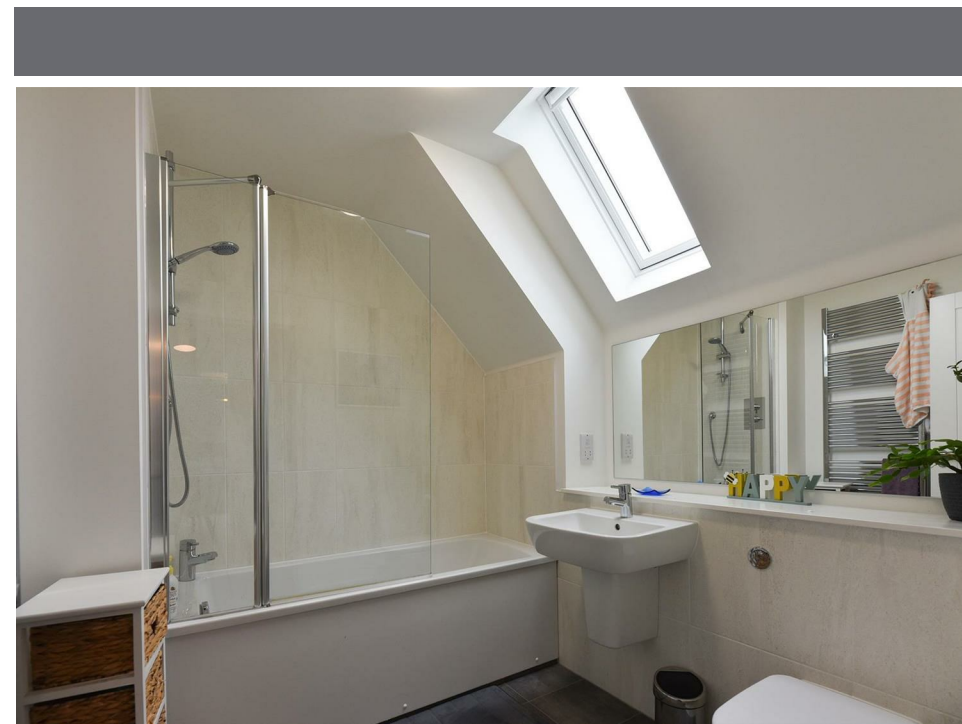
The property is located in Croy which is a small village approximately 10 miles east of Inverness. Local amenities include a coffee shop, bakery and a primary school. There is a convenience shop and pharmacy located in Tornagrain approximately one mile away. Inverness Retail Park is approximately eight miles from the property and has a good selection of outlets including a supermarket, cinema, private gym and restaurants. There is a bus service from Croy into Inverness City centre where a more comprehensive range of amenities can be found. Inverness has a train station that offers regular onward links to major regional centres including a sleeper service to London. Inverness Airport is approximately three miles away, offering a number of domestic and European flights.

Extras: All fitted carpets.

Entry: By mutual agreement.

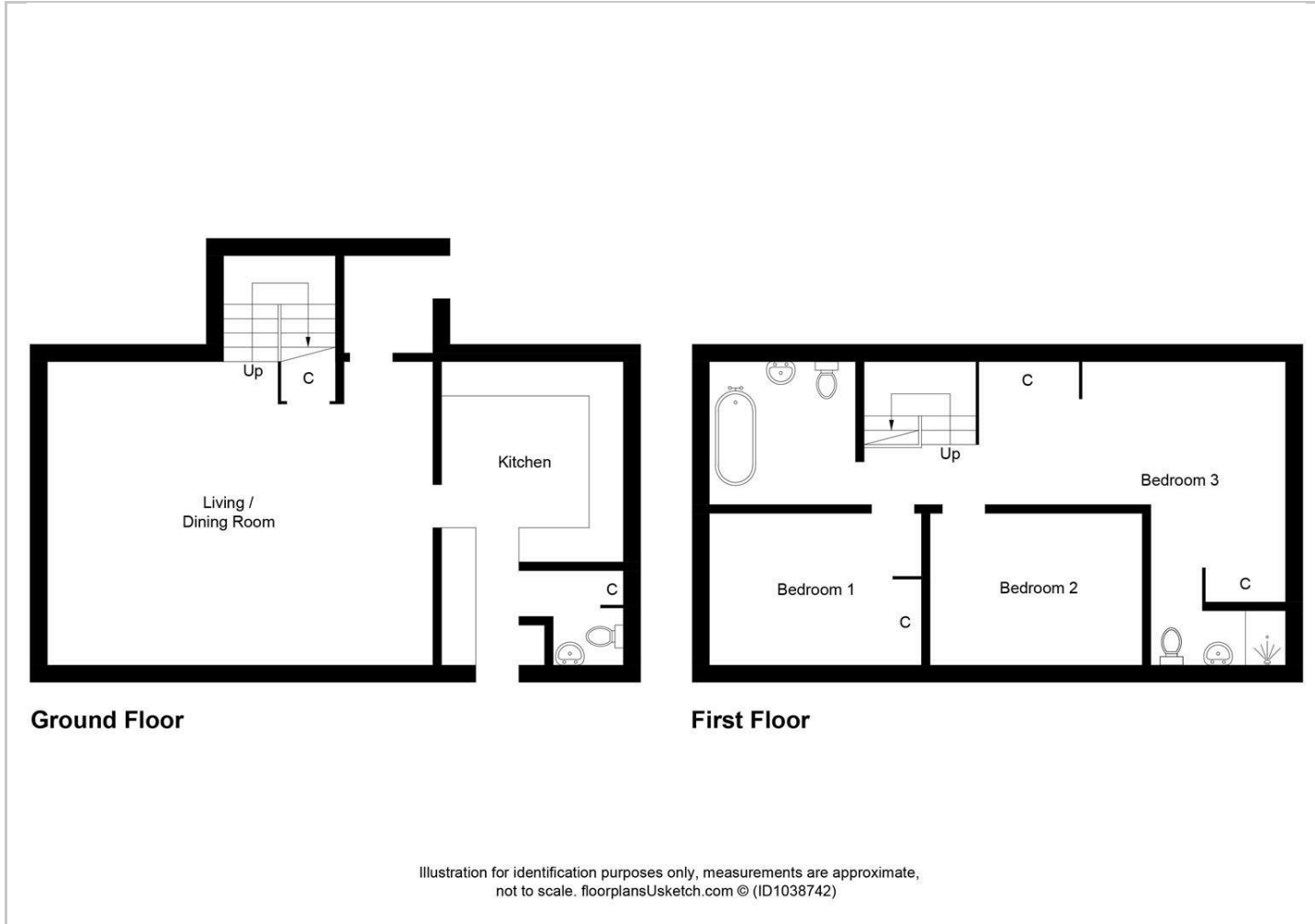
Services: Mains electricity, water and drainage.

Council Tax Band: E





## Floor Plans

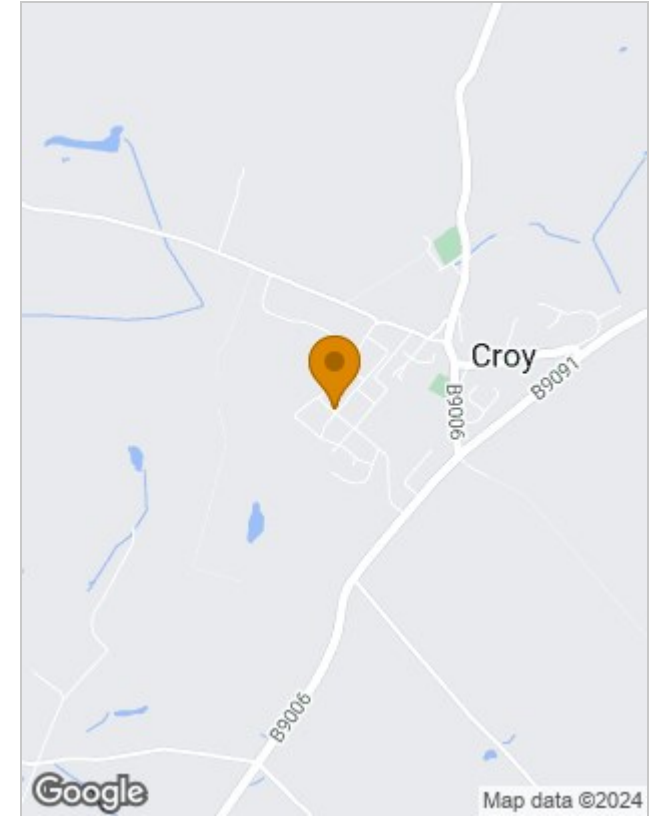


## Viewing

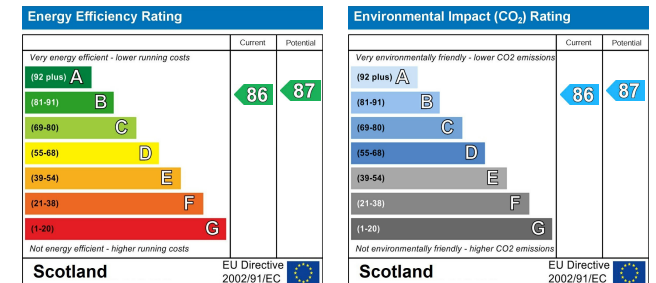
Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

17 Admirals View, Inverness, Inverness Shire, IV2 5GW  
 Tel: 01463 790140 Email: hello@curtismckinnell.co.uk <https://www.curtismckinnell.co.uk/>

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.