



58 Cedarwood Drive, INVERNESS, IV2 6GU

Offers Over £375,000

REF: 60851





This spacious, three-bedroom bungalow is located in the highly popular Milton of Leys area of the City, close to excellent facilities and within very easy reach of the City Centre, Highlands and Islands University Campus and the Airport. In immaculate condition throughout, this delightful property offers a blend of style and comfort and represents a very generous family home. The property benefits from double glazing, gas fired central heating complemented by a living flame gas fire in the lounge and private rear garden. Only by viewing can you fully appreciate the extent of the living space on offer and the convenient location.

The accommodation consists of: a hallway with three store cupboards, one housing the hot water tank; a generous kitchen/family/dining area with a good selection of contemporary base and wall mounted units, complementary worktops and splashback, integrated fridge and freezer, gas hob, electric oven and breakfast bar for informal dining; front facing lounge with a living flame gas fire providing a welcoming focal point; utility room with base units and sink, integrated dishwasher, door giving access to the integral garage and glass door giving access to the sunroom which in turn has doors opening to the patio; master bedroom with double mirrored wardrobes and en-suite facilities comprising a WC, wash hand basin and free standing mains fed shower; two further bedrooms both with fitted storage; family bathroom comprising a three piece suite in white with mixer tap and shower head to bath.

The garden area to the front of the property is mainly laid to lawn while the fully enclosed private rear garden is also laid to lawn with some mature shrubs and bushes and a paved patio area where one can sit and enjoy the sunshine. There is also a garden shed and green house. A driveway to the front of the property provides ample off-street parking and leads to the double garage which has light, power, utility area with plumbing for a washing machine and double roller doors.

The property is within very easy walking distance of facilities at Monarch Shopping centre which include a general store, chemist and takeaway. Additional facilities can be found at Inshes Retail Park which include supermarkets, petrol station and small selection of retail outlets. Education is provided at Milton of Leys Primary School which is within easy walking distance or Millburn Academy to which bus transportation is available.

Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Kitchen/Dining/Family	7.62m x 4.26m (25'0 x 14'0)	En-suite	2.57m x 1.35m (8'5 x 4'5)
Utility	2.94m x 1.79m (9'8 x 5'9)	Bedroom 2	4.12m x 3.02m (13'6 x 9'11)
Lounge	5.04m x 4.40m (16'6 x 14'5)	Bedroom 3	3.41m x 3.02m (11'2 x 9'11)
Sunroom	3.78m x 3.46m (12'5 x 11'3)	Bathroom	2.59m x 2.13m (8'6 x 7'0)
Bedroom 1	4.12m x 3.76m (13'6 x 12'3)	Garage	5.61m x 5.54m (18'5 x 18'2)



General

All floor coverings, light fittings and integrated items are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band F

EPC Rating

C

Post Code

IV2 6GU

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

PFM/JD/LENN0227/14

Price

Offers Over £375,000

Directions

From Inverness take the A9 South, turning left at the Milton of Leys junction, follow signs for Milton of Leys passing the Monarch Shopping Centre on your Right at the next roundabout turn Right onto Cedarwood Drive. Number 58 is at the end of the street on your Right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

