



**9 Milne Avenue,
Croy, Inverness,
IV2 5JS**

**Offers Over
£355,000**



- *****HOME REPORT VALUE
£395,000*****
- Lounge/dining room, kitchen/diner, 3 double bedrooms, bathroom, utility, en suite, WC
- Ideal for families, couples or first time buyers
- Sought after Culloden Academy catchment area
- Enclosed sunny garden, detached garage, drive with parking for 2 cars
- EPC band B

NEW REVISED PRICE

Location: Croy is a charming country village with a strong sense of community, ideally positioned around 10 miles from Inverness and approximately 7 miles from the coastal town of Nairn. The village itself benefits from a well-used community hall, nursery, mother and toddler groups, walking groups and a local church, creating a welcoming and close-knit feel.

Croy benefits from an award-winning primary school within the village, with secondary education provided at Culloden Academy in Inverness and a free school bus service available. The area is further supported by excellent local amenities including The Barn by Milk Bar coffee shop and a dental practice. For everyday convenience, the popular and growing village of Tornagrain is just minutes away, offering a convenience store, pharmacy and café. Ideally situated between Nairn and Inverness residents enjoy easy access to a wider range of amenities, shops and services, with Nairn providing supermarkets, a picturesque harbour and the beautiful Nairn Beach, perfect for coastal walks and relaxed days by the sea.

Extras: All fitted floor coverings, fixtures and fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, extractor, fridge/freezer, dishwasher and free standing washing machine.

Services: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Maintenance Charges: There is a fee of £17.50 per month for the maintenance of the communal areas within the development.

Council Tax: Band F

Tenure: Freehold.

Floor area: 136m²

Entry: By mutual agreement.

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

Entrance Vestibule

5'10" x 5'7" (1.77 x 1.70)

Entrance Vestibule

Lounge / Diner

25'6" x 18'2" (7.77 x 5.54)

Lounge / Diner

Kitchen

17'4" x 11'5" (5.29 x 3.49)

Kitchen

Utility Room

7'1" x 7'6" (2.15 x 2.28)

Utility Room

WC Toilet

6'11" x 6'4" (2.11 x 1.92)

WC Toilet

Principal Bedroom

11'6" x 12'2" (3.50 x 3.71)

Principal Bedroom

Principal Bedroom En Suite

7'2" x 5'11" (2.18 x 1.80)

Principal Bedroom En Suite

Bedroom 2

9'7" x 12'2" (2.92 x 3.70)

Bedroom 2

Bedroom 3

11'0" x 8'6" (3.36 x 2.58)

Bedroom 3

Bathroom

7'10" x 7'5" (2.39 x 2.27)

Bathroom







Viewing: Don't delay –
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The Greenhouse
Beechwood Business
Park
Inverness
Highland

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