

# 9 Milne Avenue

Croy, Inverness, IV2 5JS

Offers Over £395,000





### Overview

- Spacious detached villa in prime location
- Sought after Culloden Academy catchment area
- Lounge/dining room, kitchen/diner, 3 double bedrooms, bathroom, utility, en suite, WC
- Enclosed sunny garden, detached garage, drive with parking for 2 cars
- Ideal for families, couples or first time buyers
- EPC band B



### Description

This impressive three bedroom detached villa offers stylish, well-proportioned accommodation ideally suited to modern family living, set within the popular village of Croy. The bright and spacious lounge and dining area provide a comfortable and inviting space for both relaxing and entertaining. The modern kitchen is fitted with quality integrated Smeg appliances, including an induction hob, double electric oven, extractor, fridge/freezer and dishwasher. Off the kitchen, a separate utility room offers additional practicality and houses a freestanding washing machine, with a conveniently located WC completing the ground floor accommodation. Upstairs, the home continues to impress with three generous double bedrooms, two of which benefit from fitted storage. The principal bedroom enjoys the added luxury of a walk-in wardrobe and a modern en-suite shower room. A well-appointed family bathroom completes the upper level. Externally, sliding doors from the living area lead out to the private rear garden, creating a seamless connection between indoor and outdoor living. The property also benefits from a driveway and single garage, providing excellent parking and storage. Further highlights include triple glazing and gas central heating throughout and the added benefit of six solar panels, enhancing the home's energy efficiency and running costs.



## Room Dimensions

Entrance Vestibule	(5' 10" x 5' 7") or (1.77m x 1.70m)
Lounge / Diner	(25' 6" x 18' 2") or (7.77m x 5.54m)
Kitchen	(17' 4" x 11' 5") or (5.29m x 3.49m)
Utility Room	(7' 1" x 7' 6") or (2.15m x 2.28m)
WC Toilet	(6' 11" x 6' 4") or (2.11m x 1.92m)
Principal Bedroom	(11' 6" x 12' 2") or (3.50m x 3.71m)
Principal Bedroom En Suite	(7' 2" x 5' 11") or (2.18m x 1.80m)
Bedroom 2	(9' 7" x 12' 2") or (2.92m x 3.70m)
Bedroom 3	(11' 0" x 8' 6") or (3.36m x 2.58m)
Bathroom	(7' 10" x 7' 5") or (2.39m x 2.27m)





#### 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.

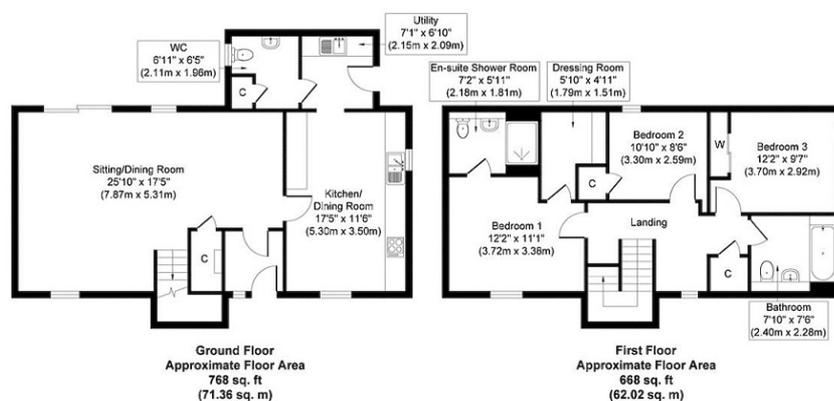
#### Council tax Band F

#### Tenure Freehold

#### Floor Area 136m<sup>2</sup>

#### Entry By mutual agreement.

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



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