



9 Milne Avenue,  
Croy, Inverness,  
IV2 5JS

Offers Over  
£370,000



• \*\*\*£25k below HR value\*\*\*

• 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

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.

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: 136m<sup>2</sup>

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 –  
get in touch with  
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The Greenhouse  
Beechwood Business  
Park  
Inverness  
Highland

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