

34 Spey Avenue, Milton of Leys

Inverness, IV2 6DS



Offers Over £187,000





Overview

- Modern end terraced property in prime location
- Sought after Milton of Leys Primary catchment area
- Lounge, kitchen/diner, 2 double bedrooms, shower room, WC
- Enclosed sunny garden with views and communal parking
- Ideal for first time buyers or investors alike
- EPC band B



Description

This well presented two bedroom end-terraced home enjoys a desirable position within the popular Milton of Leys area of Inverness, benefitting from stunning open views to the rear and well-proportioned accommodation throughout. The accommodation begins with a spacious kitchen/dining room, providing ample space for both cooking and dining. The kitchen is fitted with an electric range, extractor hood and fridge/freezer, along with space for a washing machine. A practical pantry cupboard provides useful additional storage, helping keep the space organised and functional. To the rear of the property, the bright and comfortable lounge offers a relaxing living space and features French doors leading directly out to the rear garden, allowing plenty of natural light to flow into the room and creating a lovely connection to the outdoor space. A convenient WC completes the ground floor accommodation. Upstairs, the property comprises two well-proportioned double bedrooms, with one benefitting from fitted storage. A modern shower room completes the upper floor. Externally, the property enjoys a private rear garden, ideal for relaxing or entertaining, while communal parking is available for residents. Further benefits include double glazing and gas central heating throughout. With its excellent views, practical layout and popular Milton of Leys location, this appealing home will suit a range of buyers including first-time purchasers, professionals or those looking to downsize.



Room Dimensions

Kitchen/ Dining (15' 0" x 13' 5") or (4.56m x 4.08m)

Lounge (13' 9" x 10' 7") or (4.20m x 3.22m)

WC Toilet (5' 1" x 6' 9") or (1.56m x 2.05m)

Bedroom 1 (9' 10" x 13' 9") or (3.00m x 4.20m)

Bedroom 2 (6' 7" x 10' 2") or (2.00m x 3.10m)

Shower Room (6' 5" x 6' 7") or (1.95m x 2.00m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Appliances include the electric range, extractor and fridge/freezer.

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Maintenance Charges

There is a fee of £18 per month for the maintenance of the communal areas within the development.

Floor Area

67m²

Council tax

Band C

Viewing

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



Ground Floor



First Floor



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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