



Innes & Mackay

24 Redwood Court, Milton of Leys, Inverness, IV2 6HD

- DETACHED THREE BED BUNGALOW
- MASTER ENSUITE BEDROOM
- INTEGRAL DOUBLE GARAGE
- BACKING ONTO WOODLAND AT THE REAR
- DESIRABLE RESIDENTIAL AREA OF MILTON OF LEYS
- GAS CENTRAL HEATING
- DETACHED GARDEN ROOM
- HOME REPORT AVAILABLE UNDER EPC LINK

**Offers Over
£340,000**



DESCRIPTION

This well proportioned detached bungalow is located in the sought after area of Milton of Leys. Boasting three bedrooms with master en-suite, generous gardens backing onto woodland, off street parking and a double garage, this property must be viewed to be fully appreciated.

LOCATION

24 Redwood Court, is situated within a sought-after residential area on the southern fringes of Inverness, offering a convenient setting, lovely woodland walks and enjoying an abundance of wildlife. . Inverness city centre lies within easy reach and provides a comprehensive range of amenities, including supermarkets, independent retailers, restaurants and leisure facilities, along with cultural attractions such as the newly renovated Inverness Castle and Eden Court Theatre. The area is well served by schooling, with a number of well-regarded options nearby while independent education is available at Inverness College UHI and further afield at Gordonstoun School. Inverness offers excellent transport connections, with mainline rail services providing links to Edinburgh, Glasgow and London, and Inverness Airport offering regular domestic and international flights. The A9 and A96 provide road connections to the Highlands and beyond, making the location well placed for both commuting and exploring the surrounding countryside.

GARDENS

The gardens to the front are laid to grass with a paved pathway and driveway providing ample off road parking and leading to the double garage. The rear garden which is laid to grass backs onto the woodland which enjoys a variety of bird life, deer and badgers but to name a few. Enclosed with post and wire fencing, the garden here benefits from a large detached timber built garden room which has power. There are a lovely selection of mature trees and bushes all adding to the external ambience.

ENTRANCE HALLWAY

Front door opens into the carpeted hallway which provides access to to the lounge, three bedrooms, bathroom, kitchen and dining area. Two single built in cupboards provide good storage whilst one houses the hot water tank. A hatch allows access to the floored loft space.

LOUNGE

5.58m x 3.82m (18'3" x 12'6")

The lounge which is laid with real wood flooring is a comfortable and generous sized room, located to the front elevation. A feature and of this room is the log burning stove set on Caithness slate hearth, stone surround and solid wood mantle giving a pleasing finish.



KITCHEN

3.55m x 3.24m (11'7" x 10'7")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the gas hob with electric oven under and extractor hood above along with the stainless steel sink with drainer to the side. Integrally fitted are the dishwasher and fridge freezer. Window to the rear, tiling between the units and real wood flooring complete this room.

DINING AREA

3.23m x 2.95m (10'7" x 9'8")

The dining area extending from the kitchen has a window to the front and door leading out to the hallway.

UTILITY ROOM

2.38m x 1.60m (7'9" x 5'2")

The utility room which provides access to the integral garage and via a part glazed door to the rear, has a work counter with stainless steel sink and drainer to the side and located below is plumbing for the washing machine. Tiling above the counter and wood flooring complete this room.

BEDROOM 1 & EN-SUITE

4.10m x 2.90m (13'5" x 9'6")

Bedroom one which is a double room, is located to the

rear elevation, laid with carpet and benefits from built in wardrobes located behind sliding mirrored doors. Door leads through to the en-suite shower room.

EN-SUITE

2.11m x 1.61m (6'11" x 5'3")

The en-suite is furnished with a three piece suite comprising a dual flush WC and wash hand basin inset in a vanity unit which provides storage under. The recessed shower unit which is finished with wet wall, has a rain shower and hand held shower. Window to the side ladder style heated towel rail and vinyl flooring complete this room.

BEDROOM 2

4.02 x 2.80m (13'2" x 9'2")

Bedroom two is another double room, located to the rear elevation and benefits from built in wardrobes providing hanging rail and storage. This room has a wall mounted interactive white board with projector above. Carpet complete the second bedroom.

BEDROOM 3

2.84m x 2.80m (9'3" x 9'2")

The third bedroom which has is laid with carpet, has a window to the side.



FAMILY BATHROOM

2.95m x 1.68m (9'8" x 5'6")

The family bathroom is furnished with a bath with shower over and screen to the side and a vanity unit housing a wash hand basin and dual flush WC. With tiling to ceiling height, the bathroom is laid with vinyl flooring, has a window to the side and a ladder style heated towel rail. Extractor fan completes this room.

HEATING

Gas central heating via wall mounted boiler located in the garage. The boiler is brand new.

GLAZING

Fully double glazed.

COUNCIL TAX

Band E

EPC

Band C73

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, gas hob, electric oven, cooker hood. Integrated dishwasher and fridge freezer. Garden room.

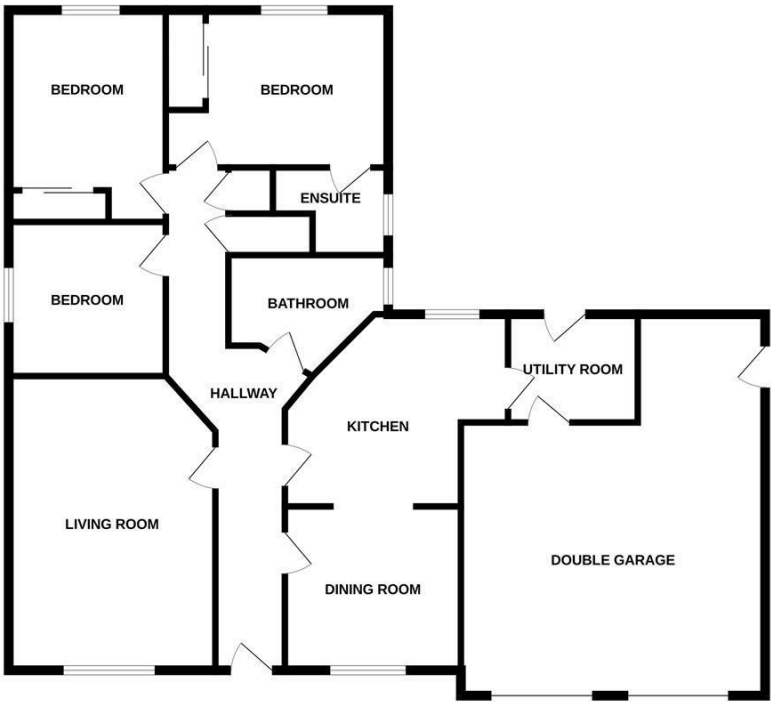
VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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