



Innes & Mackay

33 CHESTNUT WAY, MILTON OF LEYS, INVERNESS, IV2 6DD

- MODERN FAMILY HOME LOCATED IN THE POPULAR MILTON OF LEYS AREA OF INVERNESS
- CLOSE TO AMENITIES AND SCHOOLS
- MODERN DECOR
- THREE BEDROOMS - MASTER WITH ENSUITE
- ENCLOSED REAR GARDEN
- AMPLE PARKING

OFFERS OVER
£260,000



PROPERTY DESCRIPTION

Viewing is recommended for this modern and contemporary three bedroom semi detached villa. Located in the popular Milton of Leys district of Inverness, this immaculately presented property is in walk-in condition and enjoys spacious accommodation throughout. The property which benefits from off-street parking and generous rear garden, would be an ideal family home given its close location to schools and amenities.

LOCATION

The property is located in the popular residential area of Milton of Leys. The area is on the outskirts of the City Centre and benefits from a local convenience store, pharmacy, chip shop, Indian restaurant and primary school, all within walking distance of Chestnut Way. It is also within an easy drive of local amenities including Inshes Retail Park which provides a good range of shops and leisure facilities, together with Raigmore Hospital, the Police Headquarters, Beechwood Business Park and the Inverness Campus. The A9 is easily accessible from Milton of Leys, ideal for those commuting either North or South of the City.

GARDENS

The garden area to the front is laid with gravel chips providing additional parking. A paved path proceeds to the front door and a tarmac driveway to the side, provides ample off-street parking. The garden to the rear of the property is fully enclosed by timber fencing and is predominantly laid to lawn. A paved pathway to the side leads to a garden shed and timber gate which opens to the front of the property.

ENTRANCE HALL

The front door opens into the entrance hall which is laid with tiled flooring. Access is provided to the lounge, WC and storage cupboard.

WC

1.83m x 1.75m (6'0" x 5'8")

This room is laid with tiles and furnished with a wash hand basin, WC, heated towel rail and extractor fan. There is a window to the side elevation.

LOUNGE

5.01m x 3.35m (16'5" x 10'11")

The comfortable and welcoming lounge is laid with carpet and has a window to the front elevation. From here access is provided to the kitchen/diner and staircase.

KITCHEN/DINER

5.22m x 3.20m (17'1" x 10'5")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 stainless steel sink with drainer, gas hob, integral oven, extractor hood and ample space for appliances. This room is laid with wooden flooring and has ample space for dining furniture. French doors to the rear garden provides a flood of natural light to the room. There is an under-stair cupboard providing further storage.

STAIRCASE TO LANDING

The staircase proceeds to the landing where access is provided to the three bedrooms, bathroom and storage cupboard. A ceiling hatch provides access to the partially floored loft space.

BEDROOM 1

3.25 x 3.21m (10'7" x 10'6")

This generous sized double bedroom is laid with carpet and benefits from a double integral wardrobe with mirrored sliding doors. A window to the rear elevation provides a good degree of natural light. Access is provided to the ensuite shower room.

ENSUITE

2.49m x 1.97m (8'2" x 6'5")

The ensuite is furnished with a wash hand basin with fitted



storage, WC, shower cubicle with electric shower and heated towel rail. There is a window to the rear elevation. Tiled flooring completes this room.

Through Innes and Mackay Property Department on 01463 251200.

BEDROOM 2

2.92m x 2.92m (9'6" x 9'6")

Located to the front elevation, bedroom two is another double room laid with carpet and benefitting from a double integral wardrobe with mirrored sliding doors.

BEDROOM 3

2.90m x 2.24m (9'6" x 7'4")

The third bedroom is a single room laid with carpet. There is a window located to the front elevation.

BATHROOM

1.97m x 1.94m (6'5" x 6'4")

The bathroom is furnished with a wash hand basin with fitted storage, WC and bath with mains shower. This room is laid with tiled flooring.

HEATING

Gas central heating

GLAZING

Double glazing

PARKING

Ample driveway parking

SERVICES

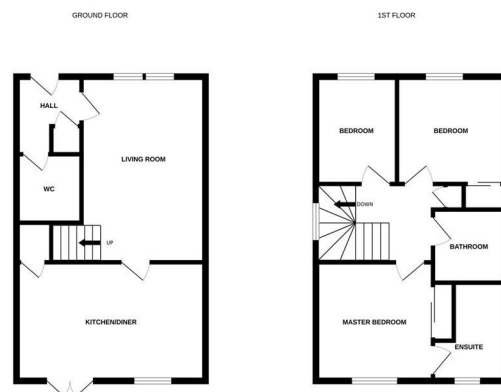
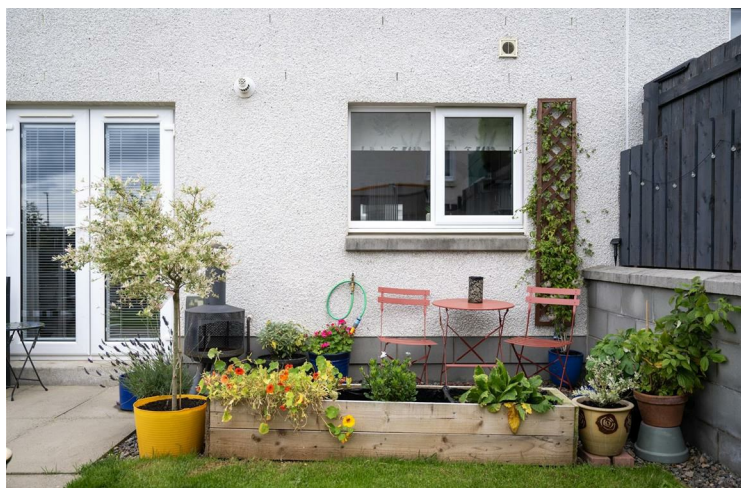
Mains water, gas, drainage, electricity, telephone and TV point.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fittings are included in the sale. Freestanding whitegoods are not included.

VIEWING ARRANGEMENTS





Whilst every effort has been made to ensure the accuracy of the provided information, we do not warrant its accuracy, completeness or reliability. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and we accept no liability for any loss or damage arising from its use. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and we accept no liability for any loss or damage arising from its use.

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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