

17 MEADOWFIELD AVENUE, INSHES, INVERNESS IV2 5HX



Beautifully presented architect designed detached house completed in 2006, lying in a modern residential development on the outskirts of the Inshes area. The property has been completed to a very high specification and is immaculately decorated and finished throughout, and offers spacious family accommodation. The Upstairs Lounge is a particularly attractive and spacious room, incorporating French doors opening to a front balcony.

Extensive use of recessed spotlights throughout. Varnished redwood internal door finishes. Gas underfloor heating in some downstairs rooms, and electric underfloor heating in some of the upstairs rooms. Gas central heating and double glazing throughout.

The property lies approximately 3 miles from the City centre, and the Distributor Road is close by, allowing for easy access for commuting. The property is situated a short walk from Inshes Primary School, with an array of shopping facilities at the nearby Inshes Retail Park.

OFFERS AROUND £335,000

HSPC REF No: 47391

ENTRANCE VESTIBULE 2.03M x 1.63M (5'4" x 6'8")
Front door and partially frosted double glazing. Radiator. Double power point. Substantial cloak cupboard with double doors.

HALLWAY
L-shaped Hallway. Understairs storage cupboard. Radiator. 2 double power points.

OPEN PLAN KITCHEN/FAMILY ROOM/DINING ROOM/STUDY/PLAY AREA
An impressive and well arranged area, designed with modern living in mind. Each part is distinct, yet the open plan design allows for easy communication and passage between them. Gas underfloor heating in the Kitchen and Study/Play Area.

KITCHEN 3.97M x 3.41M (13' x 11'2")
Fully fitted modern Ashley Ann kitchen, all integral kitchen appliances are by NEFF. Built-in gas hob and electric double oven and microwave. Extractor hood. Built-in dishwasher. Ample worktop space. Stainless steel sink



and drainer with mixer tap and tiled splashback. Integral fridge and freezer unit. Wall and base storage units. Window to the rear garden with wooden venetian blind. 5 double power points.

FAMILY ROOM 4.42M x 3.35M (14'6" x 11')
With French doors opening to the rear decking. Radiator. 3 double power points. Telephone point. TV aerial point.

DINING ROOM 3.65M x 3.35M (12' x 11')
Formal dining area, at a split-level from the Family Room. Window to side. Glazed panel doorway to the Hallway. Uplighters and centre light fitting. Fitted carpet. Radiator. 3 double power points.



STUDY/PLAY AREA 3.1M x 2.42M (10'2" x 7'11")
Additional room immediately off the Kitchen, which could be put to a number of uses. Roman blind. 2 double power points. Telephone point. Door leads to the Utility Room.

UTILITY ROOM 2.4M x 2.18M (7'10" x 7'2")
With stainless steel sink and mixer tap and tiled splashback. Wall and base units. Plumbed for washing machine and separate drier. 2 double power points. Gas underfloor heating. Door leading to the rear garden. Internal door leading to the integral double garage.

BEDROOM 1 4.68M x 3.44M (15'4" x 11'3")
Downstairs Bedroom with twin windows facing to the front. 2 built-in double wardrobes with wooden doors. Radiator. Fitted carpet. 4 double power points.



SHOWER ROOM 2.67M x 1.6M (8'9" x 5'3")
Downstairs Shower Room including "Mira Sport" instant shower unit. WC and wash-hand basin. Electric underfloor heating.

UPSTAIRS

A carpeted stairway leads from the Hallway to the Upper Landing, which gives access to all upstairs rooms. Linen cupboard. Radiator. Fitted carpet. 1 double power point. 1 single power point. Overhead access hatch to the loft, with pull-down access ladder with hand rail. The loft has lighting and a small floored area for storage.

LOUNGE MAIN DIMENSIONS 5.65M X 5.44M (18'6" X 17'10")

An impressive room with front facing double glazed doors and windows opening to the front balcony, which faces to the southwest and makes this a bright room. Coombed ceilings to the front, further window to the rear. Living-flame gas fire with contemporary limestone fire surround and slate hearth. 2 radiators. 2 TV aerial points. 2 telephone points. 7 double power points.



MASTER BEDROOM AT LARGEST 8.29M X 3.15M (27'2" X 10'4")

Rear facing Master Bedroom with twin rear-facing windows. Includes a dressing area incorporating 2 built-in double wardrobes with wooden doors. Wall-mounted TV with Sky.



2 radiators. Fitted carpet. Telephone point. 4 double power points. Wooden venetian blinds.

EN-SUITE SHOWER ROOM 2.5M X 2.29M (8'2" X 7'6")

4 piece en-suite Shower Room off the Master Bedroom. Frosted double glazed window to the side. WC, shower cubicle (the shower runs off the mains). Bidet. Wash-hand basin with vanity unit and wall-mounted mirror with light. Electric underfloor heating. Wall-mounted centrally heated towel rail.



BEDROOM 3 3M X 2.75M (9'10" X 9')

Front facing Bedroom. Built-in wardrobe with twin sliding mirror doors. Radiator. Fitted carpet. Telephone point. 3 double power points. Roman blind.

BEDROOM 4 4.68M X 3.41M (15'4" X 11'2" AT LARGEST)

Front facing Bedroom with built-in double wardrobe with wooden doors. Radiator. Fitted carpet. Telephone point. 4 double power points.



BATHROOM 2.39M X 2.34M (7'10" X 7'6")

4 piece bathroom suite, fully tiled, with bath, WC, wash-hand basin and separate shower cubicle (powered off the mains). Electric underfloor heating. Wall-mounted centrally heated towel rail.

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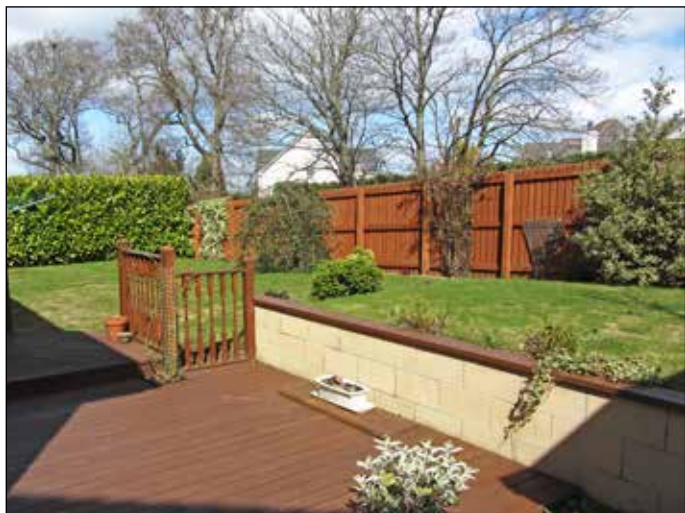
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DOUBLE GARAGE

Integral Double Garage with electrically operated remote controlled up-and-over door. Electric light and power. The gas central heating boiler is housed here. Tap for external garden use.

OUTSIDE

The front of the property comprises a loc block driveway / parking area, with a small area of lawn. There is a gate to the side with a paved ramp leading up and round to the Utility Room back door. The rear garden is partly laid to lawn, with some flower beds and young trees and shrubs. There is a decking area ideal for entertaining. Rotary clothes drier. External lights and security lighting.



ENERGY EFFICIENCY RATING

Band C

COUNCIL TAX

Band G

SERVICES

Gas fired central heating system. Mains electricity, drainage and water. Telephone. Hard-wired smoke alarm system throughout. Satellite dish. The property is also situated on a development where a factoring service is to be provided to deal with the maintenance of common spaces etc. The factor is yet to be appointed by the residents' association.

EXTRAS

All light fittings, fitted carpets, integral kitchen units, curtain poles and roman blinds are included in the sale.

ENTRY

Negotiable

VIEWING

Contact the owners on 01463 225995 for an appointment to view.

DIRECTIONS

From the Beechwood round-a-bout, head along the Distributor Road and turn left at the first round-a-bout. Go straight ahead across the next round-a-bout, and up the hill, passing Inshes School on the right. Turn left into Cloverfield Road immediately after the school. Meadowfield Avenue is the third turning on the left. After 50m, turn right into a cul-de-sac. Number 17 is on the left of this road, some 50m further on.



HOME REPORT

A Home Report is available for this property at

www.packdetails.com

Reference HP316580

Post code IV2 5HX..

IMPORTANT NOTES

All particulars regarding the property, including measurements and price, are for the convenience and information of intending purchasers only. Whilst the information given is believed to be correct it is not warranted and does not form part of any contract.

Whilst we endeavour to make our particulars of sale as accurate and reliable as possible, if there is any point which is of particular importance to you please contact us and we shall be pleased to check the information. Please do so particularly if you are contemplating travelling some distance to view the property.

The photograph(s) show only certain parts of the property. You should not assume that other areas not shown are similar to those in the photograph(s). Please ask for further information if required.

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MACARTHUR & Co

7 Ardross Street, Inverness IV3 5PL.

Telephone (01463) 234445 Fax (01463) 224995

E-mail: property@macarthur.co.uk

