

47, Elmwood Avenue, Milton of Leys, Inverness IV2 6HE

Offers Over: £190,000



Cowan Douglas Law
the family lawyers



Ground Floor
Entrance Hallway
Lounge
Kitchen / Diner
Utility

Cloakroom
Storage Cupboard
First Floor
Upper Hallway
Double Bedroom (En-suite)

Double Bedroom
Large Single Bedroom
Family Bathroom
Storage Cupboard
Fully Insulated Loft

Garage
Gardens, Front & Rear
GCH & DG
Off-street parking for 2 cars

HSPC Ref: 48284

Attractive Detached 3 Bedroom Property

Great family Home Great Area



ACCOMMODATION

Cowan Douglas Law are delighted to bring to market this 3 bed detached villa in the popular Milton of Leys area of Inverness with viewing highly recommended. The accommodation consists of; entrance hallway; lounge, cloakroom (toilet & sink), modern kitchen/diner with a good range of wall & floor units, storage cupboard, utility room; stairs to; master bedroom with fitted wardrobes, en-suite, and offering a great view over to the Kessock Bridge the Black Isle and beyond; further double bedroom to the front of the property, again with fitted wardrobes, large single bedroom with fitted wardrobes, storage cupboard and attractive family bathroom with 3-piece modern white suite. Loft for storage, with ladder access, which is fully insulated. Off-street parking for two cars. Garage with power and light. Fully enclosed, child-friendly, gardens to rear. Open gardens to front. Side access to rear garden. The property is fully double-glazed through-out and the central heating is gas-fired.

LOCATION

Built to Tulloch's 'Balmoral' design, 47 Elmwood Avenue is located in a quiet cul-de-sac in the ever-popular Milton of Leys residential area of Inverness and has been well maintained by the current owners. Conveniently located for Raigmore Hospital, Police Headquarters, Beechwood Business Park and the retail outlets at Inshes, 47 Elmwood Avenue offers prospective buyers a super opportunity to purchase a spacious family home in walk-in condition or alternatively may attract the buy-to-let investor. The property is not too far away from the new UHI campus which is currently under construction. This area also has a bus service to and from Inverness City which is the main business and commercial centre of the Highlands and offers the full range of shopping, entertainment and leisure facilities associated with city living.

The local primary school, Milton of Leys Primary was opened in 2011 and boasts Nursery / child care facility, Breakfast Club, After School Club and MUGA (Multi-Use Games Arena). WIFI throughout the school and all classes open out onto a decking area which allows learning to be extended out-with the classroom. www.miltonofleysblog.wordpress.com Older pupils attend the renowned Millburn Academy. Millburn Academy is housed in a £26 million state of the art building with a range of classrooms with specialist facilities, an integral base for children with additional support needs, a four court games hall, a gymnasium, dance studio, a library and a performance venue with bleacher seating.



ROOM SIZES

Lounge	4.02m x 3.66m
Kitchen Diner	3.92m x 2.34m
Utility	1.75m x 1.64m
Master Bedroom	4.27m x 3.00m
En-Suite	2.71m x 1.80m
Double Bedroom	4.01m x 3.03m
Large Single Bedroom	3.02m x 2.33m
Family Bathroom	2.10m x 2.00m



Ground Floor



First Floor



EXTRAS

All carpets, fitted floor coverings, light fittings, curtains, blinds, integrated kitchen appliances, dishwasher and washing machine are included in the price.

HEATING

Gas Central Heating.

GLAZING

The property is fully double glazed.

SERVICES

Mains Electric

Mains Water

Mains Gas

HOME REPORT

A Home Report has been prepared for this property and interested parties should contact the selling solicitors.

HSPC WEBSITE

The property can be viewed on:

www.hspc.co.uk/details.asp?sid=EC35CEA2.231&id=48284

COUNCIL TAX

Band E

VIEWING

Strictly by appointment, please contact selling solicitors Cowan Douglas Law on 01463 243 120.



Cowan Douglas Law, Solicitors & Estate Agents. www.cowan-douglas.co.uk

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These particulars are provided for information only and while believed to be correct are not warranted. All measurements are taken with a sonic tape measure and are for guidance only. Purchasers should note that the selling agents have NOT tested any of the electrical appliances included in the sale.

