

Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



LOCATION

**ARDNAMARA, 10 SANDALWOOD AVENUE,
INVERNESS, IV2 6GR**

ACCOMMODATION

ENTRANCE HALL, LOUNGE, DINING ROOM/SUN ROOM, KITCHEN/FAMILY ROOM, UTILITY ROOM, 1 DOUBLE BEDROOM ON THE GROUND FLOOR WITH JACK AND JILL SHOWER ROOM, GALLERIED LANDING/OFFICE SPACE, 4 FURTHER DOUBLE BEDROOMS (2 WITH EN-SUITE FACILITIES) AND FAMILY BATHROOM. GAS CENTRAL HEATING. TRIPLE GLAZING. DRIVEWAY PROVIDING PARKING FOR UP TO 3 CARS. GARAGE. GARDENS TO FRONT, SIDE AND REAR. QUIET CUL-DE-SAC LOCATION. OPEN OUTLOOK TO THE REAR. VIEWS ACROSS THE CITY OF INVERNESS AND BEYOND.

DESCRIPTION

This substantial, detached villa which is in immaculate condition throughout offers versatile accommodation for a growing family. Built in 2006 by the award winning Cameron Paterson Homes the property appreciates many fine features such as bright and spacious rooms, high ceilings, hardwood doors and flooring and Ashley Ann kitchen. Viewing is highly recommended to fully appreciate the extent of the living space and highly desirable location.

PRICE

Offers Over £485,000

HSPC REF NO

59160

VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF
Tel: (01463) 723500 • Fax: (01463) 230743
Email: email@macandrewjenkins.co.uk



LOCATION

The property is situated in the popular Milton of Leys area on the south side of Inverness. This area is linked to the distributor road and enjoys easy access to the Inshes Retail Park which has supermarket shopping, a petrol station, number of retail outlets, church and a gym. Milton of Leys is also conveniently located for access to the Beechwood Business Park, Raigmore Hospital, the Police Headquarters and the University Campus. A regular bus service runs from Milton of Leys to the city centre. Primary schooling is provided by Milton of Leys Primary and secondary education is provided by Millburn Academy.

DIRECTIONS

From Raigmore Hospital head towards the Inshes roundabout and take the 4th exit onto Sir Walter Scott Drive. Proceed along this road passing Inshes Retail Park on the left. Take the first left at the next roundabout and go straight across the next roundabout and pass Inshes Primary School on your right. At the next roundabout proceed straight over and follow the hill up to the top. Sandalwood Avenue is on your right hand side. Number 10 is towards the end of the cul-de-sac on the right hand side, easily identified by our for sale board.

ACCOMMODATION

ENTRANCE HALL **23'09" x 7'09" (7.04m x 2.16m)**

Door with opaque panels opens to the impressive entrance hall. The practical tiled flooring at the entrance then merges into hardwood flooring beyond. There is a carpeted staircase leading to the first floor galleried landing. Door to understairs cupboard. Doors to Lounge, kitchen/family room, bedroom 3 and Jack and Jill Shower Room. Two radiators. Smoke detector. Telephone point.

LOUNGE **25'09" x 15'05" (7.65m x 4.59m)**

This spacious double aspect reception room appreciates views to the front through the large bay window (vertical blinds, curtains and pelmet fitted) and to the side through the set of double patio doors which overlook the beautifully kept side garden and take in a fantastic view across Inverness. The wood burning stove set in a tiled hearth with wooden surround creates a pleasing focal point to the room. Double doors open to the dining/sun room. Two radiators. Telephone point. Television aerial point. Carbon monoxide detector. Hardwood flooring.

DINING ROOM/SUN ROOM

13' x 11'09" (3.96m x 3.38m)

Accessed from both the lounge and kitchen, this bright room appreciates windows to both the side and rear aspect (roller blinds and pelmets fitted). Radiator. Telephone point. Television aerial point. Hardwood flooring.

KITCHEN/FAMILY ROOM **24'11" x 13' (7.35m x 3.96m)**

Fitted with a good range of Ashley Ann wall and base units incorporating an acrylic one and a half bowl sink with mixer tap and drainer, deep storage drawers, wine rack and island/breakfast bar with further cupboard/shelving space. Integrated fridge freezer, dishwasher, double oven and 5 burner NEFF ceramic hob with extractor hood above. Window to the rear overlooking the garden (roller blind and pelmet fitted) Tiled splashback. Under unit lighting. Open plan to the family room which gives access to the rear garden through double patio doors. Space for informal seating and small table and chairs. Three radiators. Hardwood flooring.

UTILITY ROOM **8'09" x 8'03" at widest points** **(2.47m x 2.45m)**

Set just off the family room, this handy space provides additional storage including large larder style cupboards and a further sink with mixer tap and drainer. Washing machine. Tiled splashback. Door to storage cupboard with coat hooks and shelving. Door accessing rear garden. Extractor fan. Radiator. Tiled flooring.

BEDROOM 3 13'01" x 9'10" (3.97m x 2.77m)

Located on the ground floor, this good sized double room appreciates a double fitted wardrobe with shelf and hanging rails and access to the jack and jill shower room. Window to the front (roman blind and curtains fitted). Radiator. Carpet.

JACK AND JILL SHOWER ROOM 10'06" x 6' (3.07m x 1.83m)

Situated on the ground floor and accessed from both bedroom 3 and the entrance hall, this fully tiled room is fitted with a modern white suite comprising wc, wash hand basin with mirror and light above and mains fitted shower cubicle. Extractor fan. Heated towel rail. Radiator.

GALLERIED LANDING/OFFICE 24'03" x 7'07" (7.32m x 2.15m)

This bright space has been used to its full potential with a fully fitted double Ashley Ann office workspace and bookcase providing an ideal set up for those looking to work from home. Three velux windows. Door to storage cupboard. Door to shelved linen cupboard. Three radiators. Smoke detector. Carpet. Doors to bathroom and bedrooms.

MASTER BEDROOM SUITE 22'01" x 20' (6.71m x 6.10m) at widest points

This generous master suite extends from the front of the house to the rear with sleeping area, comfortable lounge space and fitted bookcasing. Window to the front (curtains fitted) and velux window to the rear (velux blind). Door to fitted wardrobe with shelf and hanging rail. Door to en-suite shower room. Three radiators. Carpet.

EN-SUITE SHOWER ROOM 10'10" x 7'05" (3.08m x 2.15m)

Fitted with a modern white suite comprising wc and wash hand basin set in vanity units with cupboards and drawers and a separate mains jacuzzi shower cubicle with curved screen. Large wall mirror and light.

Velux window. Concealed extractor fan. Tiled floor and walls. Heated towel rail. Radiator.

BEDROOM 2 17'03" x 13'10" (5.19m x 3.99m) at widest points

Set to the rear with window enjoying fantastic views over the garden and across the open fields beyond (roller blinds and curtains fitted). Two sets of double fitted wardrobes with shelving and hanging rails. Television aerial point. Hatch to floored loft space with light and fitted Ramsay ladder. Door to en-suite bathroom. Radiator. Carpet.

EN-SUITE BATHROOM 8'02" x 5'02" extending to 8'03" (2.44m x 1.53m – 2.45m)

Fully tiled room fitted with wc and wash hand basin set in vanity unit with cupboard and drawer space and bath with mains shower over. Large wall mirror. Opaque window to the rear (roller blind fitted). Heated towel rail. Radiator. Concealed extractor fan.

BEDROOM 4 13'07" x 9'07" (3.98m x 2.76m)

Set to the front of the property and adjacent to the family bathroom, this is a further good sized double room with window to the front (roller blind and curtains fitted). Double fitted wardrobe with shelving and hanging rail. Radiator. Carpet.

BEDROOM 5 10'11" x 8'09" (10'11" x 8'09")

Set to the rear and currently set up as a twin bedroom. Velux window with fitted velux blind. Door to shelved storage cupboard with hanging rail. Radiator. Carpet.





FAMILY BATHROOM 8'02" x 7'07" (2.44m x 2.15m)

Fully tiled room fitted with wc and wash hand basin set in vanity unit with cupboard and drawer space and bath with mains shower over. Large wall mirror. Opaque window to the rear (roller blind fitted). Heated towel rail. Radiator. Extractor fan.

GARAGE 26'06" x 15'08" (7.94m x 4.60m)

Electric remote controlled up and over door. Pedestrian door to the rear. Window to the side. Boiler. Water tank. Electric consumer unit and fuse box.

GARDENS

The loc-bloc driveway provides ample space for off-street parking set to the front alongside a neat area of lawn. The lawn and a path extends around to the side of the house which is bounded by a low level wall and fencing to the rear. This further large garden space is accessed via the patio doors from the lounge and enjoys the afternoon sun. The private rear garden is laid to chips, paving and lawn with a patio area adjacent to the patio doors opening from the family room. Rotary clothes drier. Outdoor tap. External lighting.

EXTRAS

All fitted floor coverings, curtains, blinds and washing machine are to be included in the sale.

SERVICES

Mains water, drainage and electricity. Gas. Telephone.

COUNCIL TAX

The current Council Tax band on this property is Band "G". You should be aware that this may be subject to change upon the sale of the property.

EPC BAND

C

VIEWING

Telephone the selling agents on 01463 723500.

REFERENCE

JLW/RS

OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S., 5 Drummond Street, Inverness.

A closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.