

**9 Pinewood Drive, Milton of Leys,**  
Inverness, IV2 6GH



**Offers Over £215,000**





## Overview

- Fantastic 3 bedroom semi-detached villa
- Quiet location with open outlooks over city and beyond
- Ideal for young families or first time buyers
- Sought after Milton of Leys Primary school catchment
- Enclosed south facing rear garden, off street parking for 2 cars
- EPC Band



## Description

Fantastic opportunity to purchase a 3 bedroom semi-detached villa within the popular Milton of Leys development in Inverness. The property is situated in a quiet cul de sac with open outlooks to Ben Wyvis and beyond. Well appointed rooms and natural decor would make this property an ideal home for first time buyers or young families. On the ground floor is the bright lounge and the open plan kitchen/diner which has French doors opening onto the rear garden. Integrated appliances include a gas hob, electric oven and extractor with space and plumbing for a fridge/freezer, washing machine and dishwasher. The dining area has ample space for a table and 4 chairs. A useful WC completes the ground floor accommodation. Upstairs are the three bedrooms and the modern family shower room. The principal bedroom benefits from double fitted wardrobes. There is double glazing, gas central heating and good storage throughout, including the partially floored loft with ladder. The south facing rear garden is fully enclosed with lawn area, a patio and garden shed. There is off street parking to the rear of the garden with parking for two cars.



## Room Dimensions

**Lounge** (15' 4" x 10' 1") or (4.68m x 3.07m)

**Kitchen** (16' 9" x 8' 10") or (5.10m x 2.70m)

**WC** (6' 2" x 6' 3") or (1.89m x 1.90m)

**Bedroom 1** (10' 1" x 10' 3") or (3.08m x 3.12m)

**Bedroom 2** (12' 2" x 10' 1") or (3.72m x 3.08m)

**Bedroom 3** (8' 0" x 8' 7") or (2.44m x 2.62m)

**Bathroom** (6' 4" x 6' 9") or (1.92m x 2.05m)





### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated oven, gas hob, extractor.

### Services

Mains gas, electricity, water and drainage. Telephone and broadband.

### Tenure

Freehold

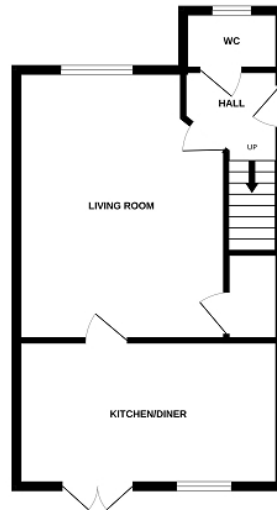
### Council tax

Band D

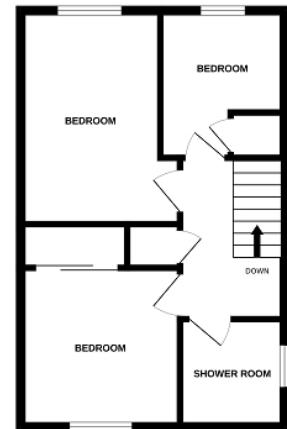
### Viewing

To arrange a viewing of this property please contact Louise on 07796673594 or 01463 233218.

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA - 824 sq.ft. (76.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by only the purchaser.



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