

**1 Campbell Court,**  
Croy, IV2 5JR

**Fixed Price £280,000**







## Overview

- Immaculate 3 bedroom semi detached villa
- Quiet position in newly established development
- Lounge, kitchen/diner, WC, 3 bedrooms, bathroom, en-suite
- Perfect as a family home, first time buy or investment
- Enclosed rear garden, private parking for 2 cars
- EPC Band B



## Description

A fantastic opportunity to purchase a stylish, semi detached villa located in the newly established and sought after Highwood development in Croy. Built in 2021 by Scotia Homes to their Gatehouse design, this lovely family home will appeal to both first time buyers and families alike. The property is in walk-in condition, with modern decor and well proportioned rooms. The downstairs accommodation includes a bright open plan lounge/diner with ample space for a dining table and 6 chairs and French doors opening onto the sunny rear garden. Integrated appliances include induction hob, electric oven, extractor and fridge freezer. Off the kitchen there is a useful utility room with WC that houses the washing machine, and tumble dryer. Upstairs there is a spacious principal bedroom with a modern ensuite shower room, 2 further well-appointed bedrooms and the family bathroom. There is plenty of storage including built in wardrobes, an entrance porch and large cupboard in the WC. The property is double glazed throughout and has Calor gas central heating with PV solar panels. The fully enclosed, sunny rear garden is mostly laid to lawn with a patio area. Overall, this is the perfect purchase for those looking for a stylish family home which is in walk in condition.



## Room Dimensions

Lounge	(20' 0" x 17' 5") or (6.10m x 5.31m)
Kitchen	(12' 8" x 10' 9") or (3.86m x 3.28m)
Utility Room	(8' 2" x 6' 5") or (2.50m x 1.96m)
WC Toilet	(6' 2" x 5' 9") or (1.89m x 1.76m)
Principal Bedroom	(16' 9" x 9' 10") or (5.10m x 3.00m)
Principal Bedroom Ensuite	(8' 5" x 4' 11") or (2.56m x 1.50m)
Bedroom 2	(9' 10" x 9' 6") or (3.00m x 2.90m)
Bedroom 3	(11' 10" x 8' 8") or (3.60m x 2.65m)
Bathroom	(7' 10" x 7' 7") or (2.40m x 2.30m)







### Extras

All fitted floor coverings, fixtures and fittings, including light fittings. All curtain poles and window blinds. Induction hob, electric oven and fridge/freezer.

### Services

Mains electricity, water and drainage. Gas central heating. Telephone and Broadband.

### Entry

By mutual agreement.

### Floor Area

113m<sup>2</sup>

### Tenure

Freehold

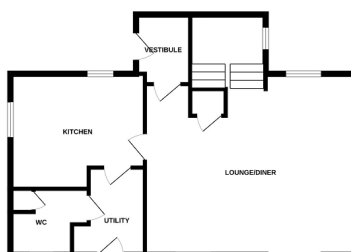
### Council tax

Band B

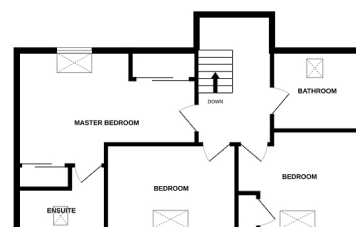
### Viewing

To arrange a viewing of this property please contact Katherine 01463 233218 or 07808292045.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

[info@tailormademoves.co.uk](mailto:info@tailormademoves.co.uk)

[www.tailormademoves.co.uk](http://www.tailormademoves.co.uk)

