

39 Wade's Circle

Milton of Leys, Inverness IV2 5JG

Offers Over £205,000





Overview

- 2-bedroom semi-detached villa in walk in condition
- Ideal home for first time buyers or investment property
- Lounge, kitchen/diner, 2 bedrooms, bathroom, WC
- Enclosed easily maintained rear garden, shed, driveway for 2 cars
- Sought after Inshes primary school catchment
- EPC Band C



Description

Fantastic opportunity to purchase an immaculate semi-detached villa situated in The Parks development near Milton of Leys. Built by Tulloch Homes this beautifully presented 2-bedroom home is in walk in condition throughout. The rooms are well proportioned and the decor is modern, which will appeal to young professionals and families alike. The front door opens into the bright lounge, which is a good size and has stairs leading to the first floor. The kitchen/diner is generously sized, comfortably fitting a dining table and four chairs, and features French doors that open out to the fully enclosed rear garden. The kitchen is well-equipped with integrated appliances, including a gas hob, electric oven, and extractor fan, with space provided for a fridge/freezer. A convenient WC completes the ground floor accommodation. Upstairs, there are two double bedrooms, each enhanced by fitted wardrobes that offer excellent storage. The family bathroom includes a shower over the bath, combining practicality with comfort. Additional storage is available via a large cupboard in the downstairs hall, and double wardrobes in both bedrooms. The property benefits from double glazing and gas central heating throughout. Outside, the rear enclosed garden has a decking area ideal for alfresco dining. There is also a garden shed and driveway for 2 cars.



Room Dimensions

Lounge (13' 11" x 17' 4") or (4.25m x 5.29m)

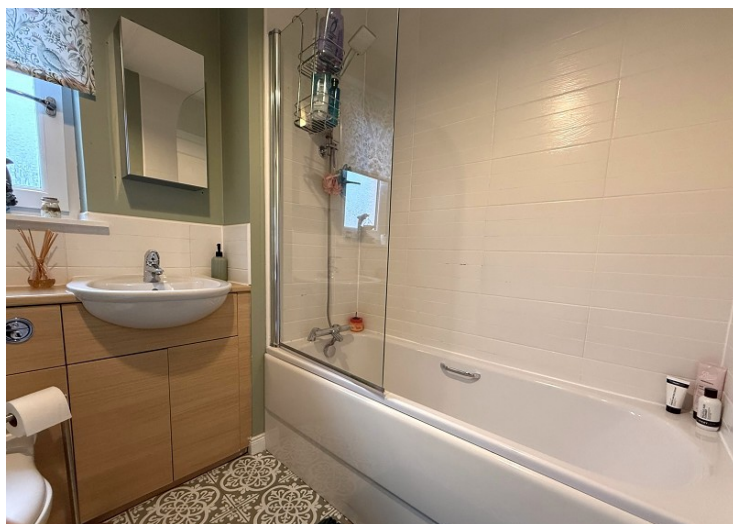
Kitchen/ Diner (13' 9" x 8' 8") or (4.19m x 2.64m)

Wc (4' 0" x 6' 7") or (1.21m x 2.01m)

Bedroom 1 (11' 6" x 10' 5") or (3.50m x 3.18m)

Bedroom 2 (11' 6" x 8' 4") or (3.50m x 2.53m)

Bathroom (6' 2" x 6' 2") or (1.87m x 1.89m)





Extras

All fitted floor coverings, fixtures, and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, and extractor fan.

Services

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

Council Tax

Band D

Tenure

Freehold

Floor area

71m2

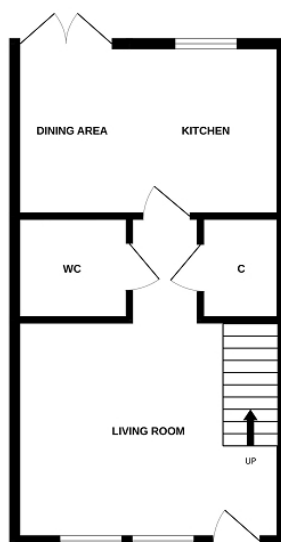
Entry

By mutual agreement

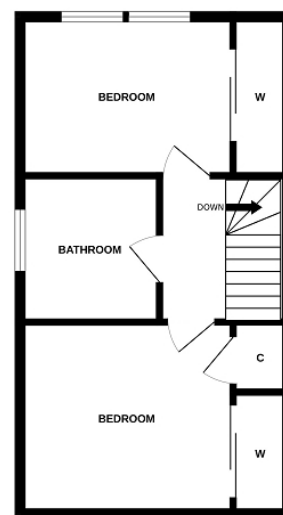
Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing

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