



49 Northview Green, Milton of Leys, INVERNESS, IV2 6FS

Offers Over £220,000

REF: 60018







This desirable, three-bedroom, semi-detached villa is situated in the new sought-after Leys Green development in Milton of Leys, Inverness, close to excellent facilities and within easy reach of the City Centre, Raigmore Hospital and the UHI campus. Built by Tulloch Homes in 2020, this contemporary family home benefits from the remainder of the NHBC guarantee, double-glazing, gas fired central heating and solar PV panels. Viewing is highly recommended to fully appreciate this family home in a convenient location.

The ground-floor accommodation consists of: a hallway with an under-stair storage cupboard, with stairs leading to the upper floor; a spacious double aspect lounge with ample space for informal dining and patio doors leading to the rear garden; a contemporary kitchen with a good selection of base and wall mounted gloss units with under cabinet lighting, complementary worktop and splashback, integrated gas hob, electric oven and extractor fan and space for a washing machine and fridge freezer; cloakroom comprising a WC and wash-hand basin. The upper floor consists of: the landing which benefits from a storage cupboard and provides access to the loft; an I-shaped master bedroom with mirrored wardrobes and an additional storage cupboard; two further bedrooms, one with a fitted mirrored wardrobe; a family bathroom comprising a three-piece suite in white and a mains-fed shower over bath.

The property benefits from a front and rear garden. The fully enclosed rear garden offers a degree of privacy and is low maintenance. Mainly laid to artificial lawn, the garden benefits from a paved patio area, providing an ideal venue for alfresco dining and entertaining. The front garden is mainly laid to lawn with a driveway to the side of the property providing parking for both residents and visitors. A children's park is situated close to the property.

The property is within easy walking distance of facilities at Monarch's View Shopping Complex which caters adequately for daily requirements and include a general store, pharmacy, fast-food takeaway and an Indian take-away. Additional facilities can be found at nearby Inshes Retail Park which include supermarkets and a selection of retail outlets. Education is provided at Milton of Leys Primary School which is within walking distance, while secondary pupils attend Millburn Academy to which free bus transportation is provided daily. A regular bus service to and from Inverness City and Inshes Retail Park is also routed close by.

Inverness, the main business and commercial centre in the Highlands is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Hallway</b>	<b>4.45m x 2.02m (14'6 x 6'8)</b>
<b>Kitchen</b>	<b>3.44m x 2.83m (11'3 x 9'3)</b>
<b>Lounge</b>	<b>4.98m x 3.61m (16'3 x 11'9)</b>
<b>Landing</b>	<b>2.08m x 1.77m (6'9 x 5'9)</b>
<b>Master Bedroom</b>	<b>4.96m x 3.26m (16'3 x 10'8)</b>

<b>Bedroom 2</b>	<b>2.95m x 2.81m (9'8 x 9'3)</b>
<b>Bedroom 3</b>	<b>2.95m x 2.05m (9'8 x 6'9)</b>
<b>Bathroom</b>	<b>1.94m x 1.70m (6'3 x 5'6)</b>
<b>Cloakroom</b>	<b>2.83m x 1.58m (9'3 x 5'2)</b>



### General

All floor coverings, light fittings, curtains, blinds, integrated gas hob, electric oven and extractor fan are included in the sale.

### Services

Mains water, electric, gas and drainage. Solar PV panels.

### Council Tax

Council Tax Band D

### EPC Rating

B

### Post Code

IV2 6FS

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

TS/BB/WILL0306/2

### Price

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### Directions

From Inverness, take the A9 South, taking the first left signposted for Milton of Leys. Take the first exit at the first roundabout and the second exit at the 2nd roundabout. Continue along to the next roundabout and take the first exit into Leys Green. Turn right into Northview Green and the property is the first on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

