

**5 Miller Road  
Croy  
IV2 5FU**

**SAVE £25,000**



**This three bedroomed detached villa is located in Scotia Homes Highwood development in Croy. The property includes a built-in stainless steel electric oven, an extractor hood and an integrated fridge/freezer all fitted as standard.**

**FIXED PRICE £234,750**

HSPC Reference: 57272

**The Property Shop, 47 Church Street, Inverness**  
**Telephone: 01463 225 533      Fax: 01463 225 165**  
**Email: [property@munronoble.com](mailto:property@munronoble.com)**



## PROPERTY

The property comprises of a living room, a dining/ kitchen, a utility room, a WC, three bedrooms and a bathroom. The property benefits from double-glazed windows, LPG heating and solar photovoltaic panels on the roof.

## GARDENS

Turf will be laid in the front garden. The rear garden will be laid with rotovated topsoil with slabbed paving leading to a rotary clothes drier.

## LOCATION

Croy is centrally locate approx. 8 miles from Nairn and approx. 8 miles from Inverness. The village looks over the Moray Firth and is located approx. 3 miles from Inverness Airport. Nairn is a vibrant Victorian town and a popular holiday destination. The town provides a variety of shops and services including primary and secondary schools, hotels, supermarkets, banks and restaurants. The town also has a library, community centre, sports centre and swimming pool. There are also two championship golf courses to choose from. Inverness City Centre offers a comprehensive range of amenities including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema.

## ACCOMMODATION

### LIVING / DINING ROOM

Approx. 5.31m x 3.35m

### KITCHEN

Approx. 5.32m x 2.37m

Modern and contemporary cabinets and laminate work surfaces have been fitted and include a built-in stainless- steel electric over, an electric induction hob, a recirculating extractor hood and either a tall integrated fridge/freezer or separate built-under fridge and freezer, depending on layout. A coordinated laminate up-stand has been fitted above the work surface with a glass splash-back behind the hob.

### UTILITY ROOM

Approx. 2.60m x 1.80m

The utility room has been fitted with the same style of cabinets, work surfaces and up-stands as chosen for the kitchen. A designated space has been fitted with plumbing for a washing machine.

### WC

Approx. 1.78m x 1.69m

The WC is fitted with a WC and a wash hand basin.

## MASTER BEDROOM

Approx. 4.60m x 2.38m

## BEDROOM TWO

Approx. 2.88m x 2.57m

## BEDROOM THREE

Approx. 2.57m x 2.32m

## BATHROOM

Approx. 2.10m x 1.73m

The bathroom is fitted with a WC, a wash hand basin and a bath with screened shower over. Choice of complementary wall tiling.

## EN-SUITE SHOWER ROOM

Approx. 2.64m x 1.53m

The en-suite is fitted with a WC, a wash hand basin, a shower cubicle and complementary wall tiling.

## TOTAL FLOOR AREA

110.70 square metres

## SERVICES

Mains water, LPG gas and electric. Solar photovoltaic panels.

## HEATING

LPG gas.

## GLAZING

Double-glazed windows throughout.

## VIEWING

Please visit the Scotia Show Home for further information.

## ENTRY

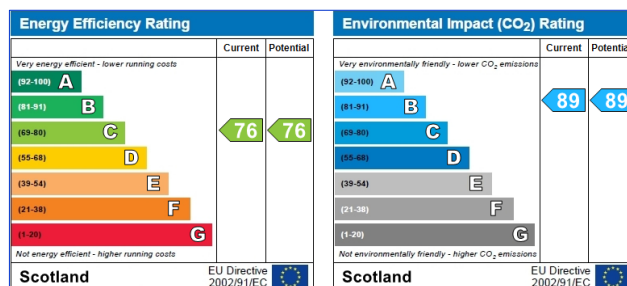
On completion.

## HOME REPORT

Exempt.

## DISCLAIMER

The floor plans, dimensions, energy facts and CGI's are intended for illustration purposes only and are subject to change. Consequently, they should be treated as general guidance and cannot be relied upon as providing an accurate description of any of the matters illustrate therein.



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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