



12 Sandalwood Avenue Milton of Leys, Inverness

STRUTT & PARKER

12 Sandalwood Avenue

Milton of Leys,
Inverness, IV2 6GR

A beautifully appointed and spacious family home located in a highly desirable area of Inverness.

Inverness City Centre 3 miles, Inverness Airport 10 miles (mileages are approximate)

Ground Floor:

Entrance vestibule | Reception hallway
Lounge | Dining room | Study/4th Bedroom
Dining kitchen | Sun room | Rear hallway
Utility room | Shower room
2 Storage cupboards | Integral garage

Upper Floor:

Galleried Landing | Master bedroom suite with dressing area/wardrobes and en suite shower
2 Further bedrooms | Family bathroom
2 storage cupboards





The property

12 Sandalwood Avenue is an immaculately presented family home located in the popular residential area of Milton of Leys within close proximity to the city centre. The property was built by the award winning developer Cameron & Paterson in 2005 to their 'Lewis' design. The accommodation is well proportioned throughout and provides flexible living space over two levels. The property is in excellent decorative order throughout including solid oak internal doors and Ashley Ann kitchen with granite worktop.

The property is entered via the vestibule which leads through double doors into the bright and welcoming reception hallway with rooms and two spacious storage cupboards located off. The dining room and lounge are both situated

to the front of the property. The lounge is spacious in size and comes complete with feature fireplace with gas fire and windows to the front and rear. To the rear of the property is the generously proportioned Ashley Ann kitchen with dining area. The kitchen comes complete with integrated Neff appliances including double oven and hob, dishwasher and fridge freezer. There are wall and base storage units with a granite worktop.

Doors leading out from the dining area give access to the sun room which has electric blinds and views over the rear garden. There is also a door to the side of the sun room which leads out to the garden. The utility room is located off the rear hallway which is accessed via the kitchen and comes complete with

storage units, sink and space for white goods. A door from the rear hallway gives access to the rear garden. Also located on the ground floor is the study, which could easily be used as a 4th bedroom and shower room which comes complete with WC, wash hand basin with vanity unit, walk in shower and heated towel rail. Access to the integral garage is located off the hallway.

The carpeted staircase leads to the spacious upper landing which has two very useful storage cupboards. The master bedroom suite is located to the front of the property and has a dressing area, which includes two fitted wardrobes, and an en suite shower room. Two further bedrooms are located on this level and a family bathroom which comes complete with

WC, wash hand basin with vanity unit, heated towel rail, bath and walk in shower.

Outside

A gated driveway with ample off street parking for several vehicles leads up to the single garage which has an electric door, power and lighting and a door to the rear leading out to the back garden. The gardens to the front are enclosed with a lawn area, plant and shrub borders. Gates to each side of the property lead to the well-established and mature rear garden which is also enclosed. The garden is mainly laid to lawn to the rear and side with well stocked flower beds, a patio and drying area. To the rear of the garden is an elevated section which has a double glazed summer house and further patio area enjoying views over the local countryside and beyond.





Location

The property is located in a most attractive, elevated position in Milton of Leys, Inverness and enjoys views over the city and beyond. The city centre of Inverness is only a short distance away and the property is close to the local schools, nursery and shops. There are countless things to see and do locally including the tree lined walk to Ness Islands, Inverness Castle and cathedral. Eden Court Theatre is the city's main venue for drama and entertainment, presenting a varied year-round programme of shows to suit all tastes and there is an excellent selection of restaurants, bars and nightclubs. For the outdoor enthusiast a wide range of pursuits including fishing, cycling, water sports, hill walking and golfing are all available nearby.

Inverness is very much the commercial and business centre for the Highlands of Scotland and is convenient for the airport which is located to the east of the city approximately 10 miles from the property. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections.

General

Services: Mains gas, electricity, water and drainage.

Fixtures and Fittings: All fitted floor coverings and integrated appliances are included in the sale.

Factoring Charges: Greenbelt Group Ltd look after the communal areas and annual factoring charges apply. Further information available on request.

Solicitors: Neil Speight, MacNeill & Critchley, 9 Ardross Street, Inverness, IV3 5NP, Tel 01463 232081

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606.

Viewing: Strictly by appointment with Strutt & Parker.

Council Tax: The property has been assessed for council tax purposes as Band G.

EPC Rating: C

Possession: Vacant possession will be given on completion.

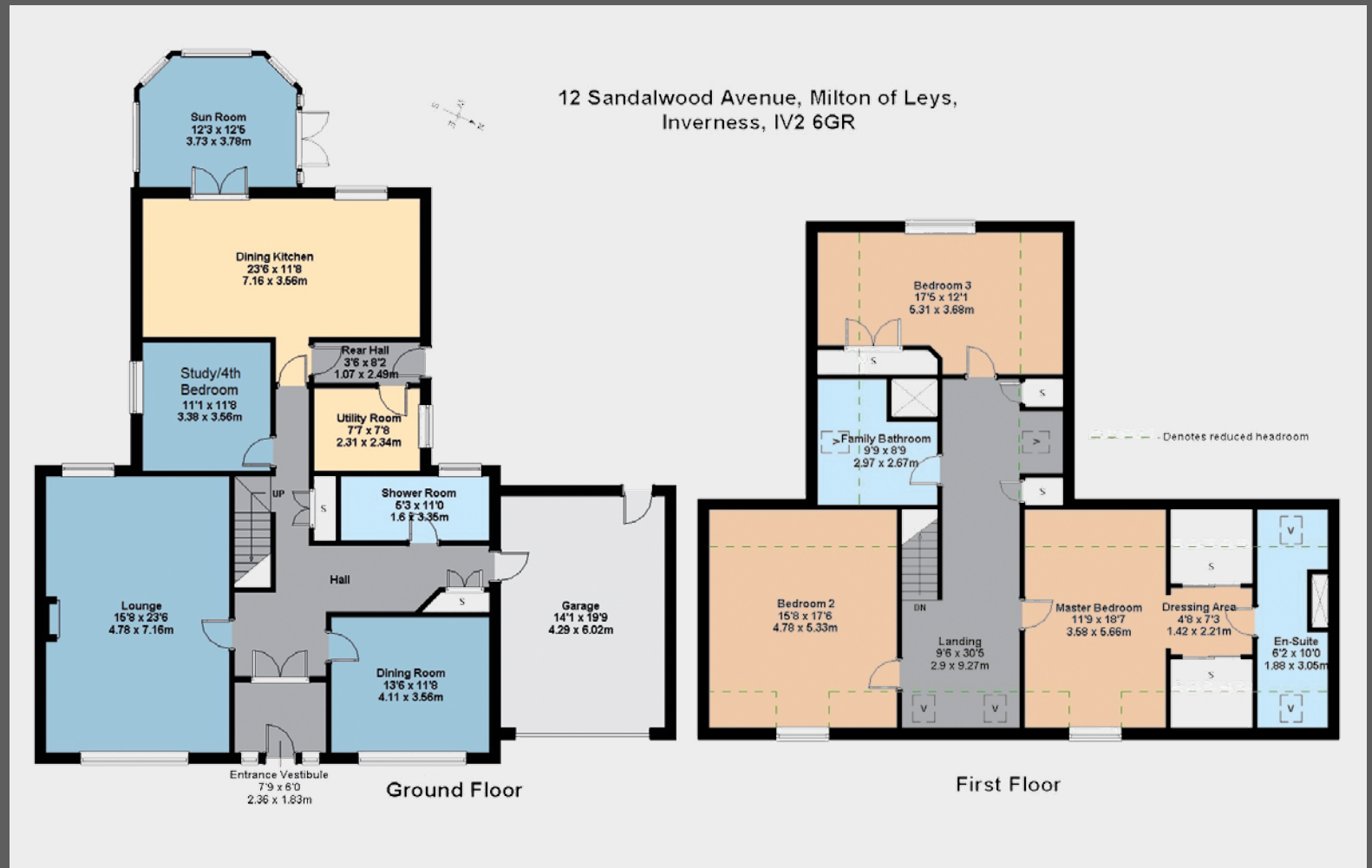
Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt and Parker, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.





Directions

From the Inshes roundabout proceed along Sir Walter Scott Drive and at the 1st roundabout take the 1st exit onto Inshes Road. Continue straight ahead through the small roundabout along to the next roundabout, take the 2nd exit (Inshes Road) following this road uphill. Just before you get to the next big roundabout you will see Sandalwood Avenue on your right, number 12 is located on the right hand side (fourth house along with black gates). The postcode for the property is IV2 6GR.



Inverness

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