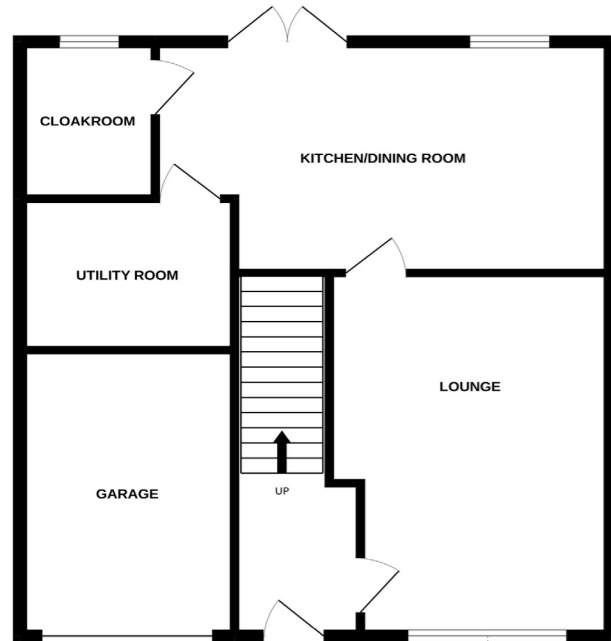
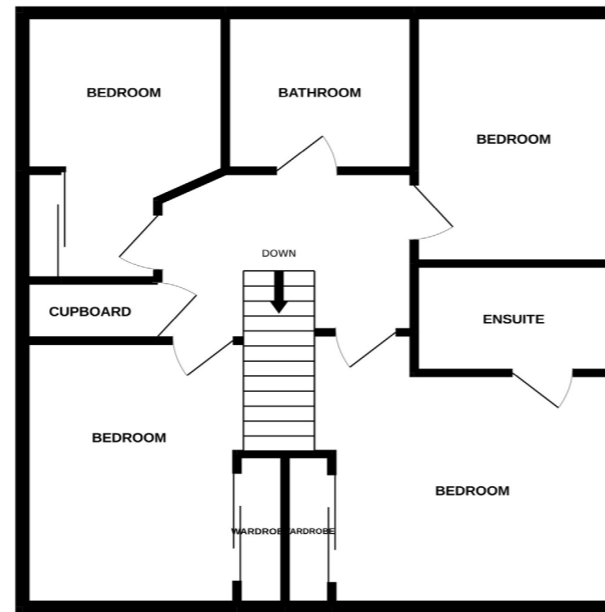


GROUND FLOOR



1ST FLOOR



### Services

Mains water, gas, electricity, and drainage.

### Extras

All carpets, fitted floor covering, blinds, white goods garden sheds. Some items of furniture are available by separate negotiation.

### Heating

Gas central heating.

### Glazing

Double glazing throughout.

### Council Tax Band

E

### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

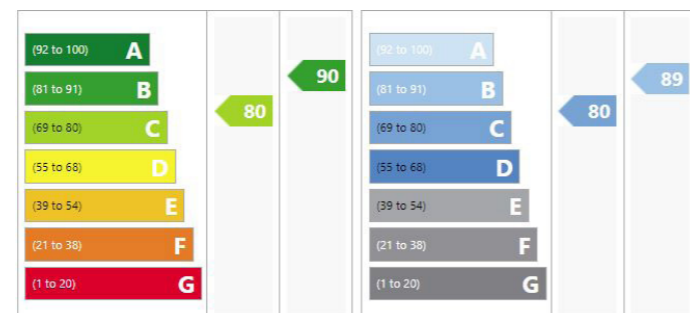
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £295,000

A full Home Report is available via Munro & Noble Website.



**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.



### 3 Ashwood Grove Inverness IV2 6DE

An appealing four bed roomed, detached villa with garage, located in Milton of Leys, that is fully double glazed, has gas central heating and gardens.

**OFFERS OVER £295,000**

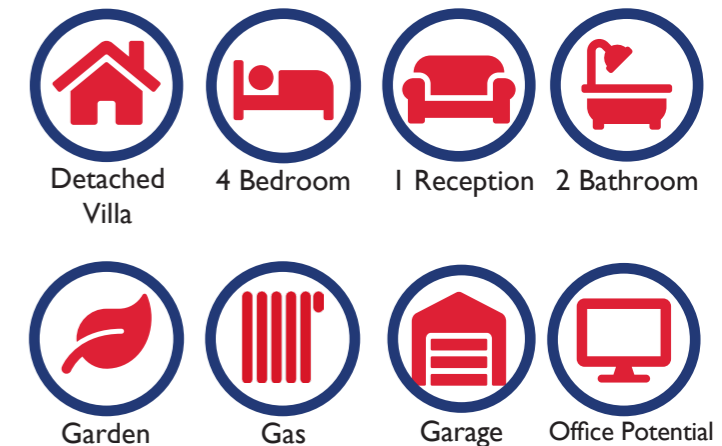
📍 The Property Shop, 47 Church Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

### Property Overview



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



En-Suite Shower Room





### Property Description

3 Ashwood Grove is an impressive four bedroom detached villa which occupies a generous corner plot in the desirable Milton of Leys area of Inverness and boasts views towards the Moray Firth and Ben Wyvis beyond. Finished to an exacting standard, the property offers modern accommodation that is in walk-in and lends itself well for family living. Benefiting from gas central heating with Hive Thermostat, attractive tiled flooring on the ground floor, double glazing, and ample storage provisions, early viewing is highly recommended to appreciate all the property has to offer. The ground floor accommodation comprises a bright and airy entrance hall, a stylish lounge with modern wall panelling, and a newly fitted kitchen, off which can be found a useful utility room and WC with a wash hand basin. This room provides ample space for dining and boasts French doors which open onto the rear garden. It is fitted with sleek Ashley Ann wall and base mounted units and Howdens worktops and has a sink with mixer tap, splashbacks, and integral goods include a wine cooler, a dishwasher, a fridge-freezer, an induction hob with extractor over and a double oven. From here there is a door to the utility room which has wall and base mounted units, a washing machine and tumble dryer and a storage cupboard. From the entrance hall, stairs rise to the first floor accommodation where can be found, a landing with a large cupboard, loft access, as well four bedrooms (three having fitted storage facilities) and the family bathroom. The principal bedroom is generous in size and boasts double mirrored wardrobes with sliding doors and a en-suite shower room. The family bathroom comprises a WC, a wash hand basin within a vanity unit and a bath with mains shower over. To the front of the property lies an area of lawn with a gravel border, whilst a tarmac drive provides paraking for a number of vehicles and leads to the single garage which has a roller door, power and lighting. The south facing rear garden has a well-placed decking area, ideal for entertaining and is a combination of lawn, gravel and bark. It is fully enclosed by timber fencing and sited here are two garden sheds, which are included in the sale. The local amenities at Milton of Leys include a chemist, a takeaway, a Co-op, and a primary school, which is within walking distance of the property. This location also enjoys easy access to Inshes Retail Park which offers supermarkets, a gym, church, and several retail and take away outlets.



- Rooms & Dimensions**
- Entrance Hall
- Lounge  
Approx 3.25m x 5.19m
- Open Plan Kitchen/Dining Room\*  
Approx 6.26m x 3.03m
- Utility Room  
Approx 1.63m x 2.81m
- WC  
Approx 2.29m x 1.10m
- Landing
- Bedroom Two  
Approx 2.98m x 3.61m
- Bedroom Three  
Approx 2.68m x 3.71m
- Bathroom\*  
Approx 2.40m x 2.20m
- Bedroom Four  
Approx 2.20m x 3.41m
- Bedroom One  
Approx 3.27m x 4.16m
- En-Suite Shower Room  
Approx 2.19m x 1.50m
- Garage  
Approx 3.00m x 4.05m  
(At Widest Point)\*

