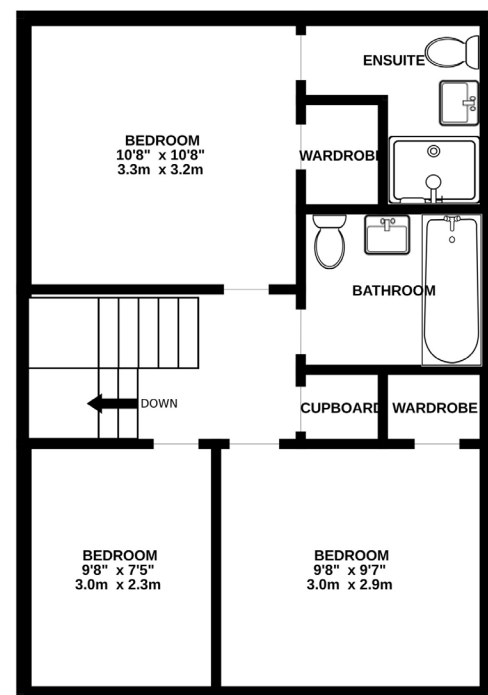
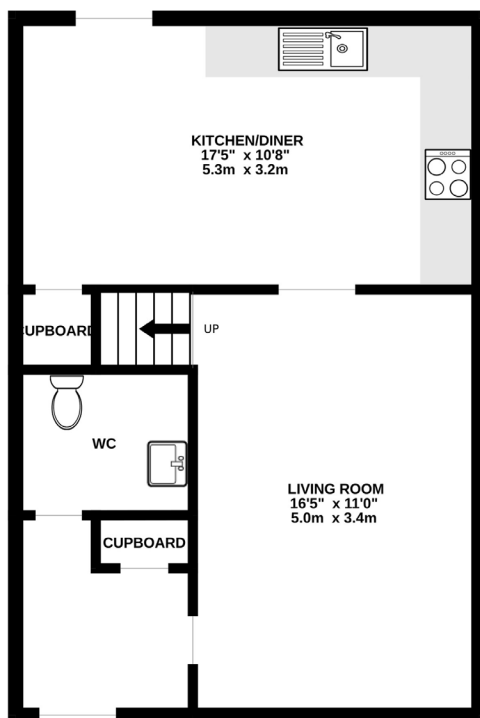




Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.
 Washing machine, fridge-freezer and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

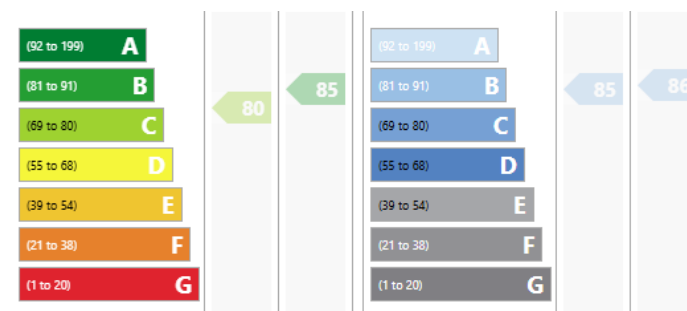
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £260,000
 A full Home Report is available via Munro & Noble website.



2 Silver Birches

Inverness

IV2 6DW

This beautifully presented semi-detached villa hosts three bedrooms, an en-suite shower room, a stylish Ashely Ann kitchen and represents an ideal family home.

OFFERS OVER £260,000

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Property Overview



Semi-Detached House



3 Bedrooms



1 Reception



Office Potential



2 Bathrooms



Gas



Garden



Driveway





Bedroom One



En-Suite Shower Room



Lounge



Bathroom

Property Description

2 Silver Birches is a fantastic, three bedroomed semi-detached villa built by Tulloch Homes in 2015 to their Torrin design and occupies a desirable plot in a quiet cul-de-sac in the Milton of Leys area of the city. Benefitting from a wealth of features including gas central heating, double glazed windows, attractive décor and an Ashley Ann fitted kitchen, early viewing is essential for those searching for a quality home in a modern development. In immaculate condition throughout, this home offers contemporary and comfortable accommodation that is spread over two floors, and would ideally suit couples, young families and professionals working from home due to its flexible layout. On entering the property, you are met with a light and airy entrance vestibule with WC, an inviting front facing lounge, and an open plan kitchen/diner. This well-appointed room provides ample space for a large table and chairs and boasts French doors which give access to the enclosed rear garden, bringing the outside in. It is fitted with a clean, modern aesthetic comprising Ashley Ann wall mounted units and worktops, complimentary tiling, under-counter lighting, and a 1 ½ stainless steel sink with mixer tap and drainer. There is an integrated gas hob with extractor fan over, an electric oven, and a free-standing washing machine and fridge freezer which is included in the sale. From the lounge, stairs rise to the first floor which hosts a landing, three bedrooms, one of which is utilised as a home office and the family bathroom. The principal bedroom is generous in size and has the advantage of an en-suite shower room, and views towards the Moray Firth. The bathroom and en-suite shower room are both modern with the bathroom having a WC, a vanity wash hand basin, a bath with shower over and stylish tiling, and the en-suite, a tiled shower cubicle with electric shower, a vanity wash hand basin and WC. A fantastic feature of this home is the abundance of storage it provides, with two of the bedrooms have built-in wardrobes, an airing cupboard in the landing, and further cupboards in the kitchen and vestibule. The loft is accessed via the landing and offers additional storage if required. Outside, the front garden is laid to lawn with a neatly placed gravel and flower border. To the side runs a driveway, providing off-street parking for two vehicles, with gated access to the rear. The North facing rear garden is the ideal setting for outdoor enjoyment having a perfectly positioned patio area to soak up the sunshine and savour some al-fresco dining. The garden is mostly laid to lawn and is enclosed by timber fencing, offering privacy. Sited here and included in the sale is a timber shed. Milton of Leys is a popular residential district and lies in close proximity of Police Headquarters, Lifescan, UHI Inverness campus and Raigmore Hospital. Local amenities include a Co-op grocery store, a pharmacy and takeaways, with further amenities being found at Inshes Retail Park including a Tesco supermarket and petrol station, a post office, pharmacy, and two gyms. Milton of Leys Primary School is within walking distance and Secondary pupils attend Millburn Academy, for which there is a school bus service.



Bedroom Two



Bedroom Three

Rooms & Dimensions

Entrance Vestibule
Approx 1.81m x 1.94m

WC
Approx 1.83m x 1.76m

Lounge
Approx 5.00m x 3.35m

Kitchen/Diner
Approx 3.19m x 5.23m

Landing

Bedroom Three
Approx 2.25m x 2.91m

Bedroom Two
Approx 2.93m x 2.91m

Bathroom
Approx 1.96m x 1.96m

Bedroom One
Approx 3.23m x 3.25m

En-Suite Shower Room
Approx 2.51m x 1.97m

