



A popular family home

Early viewings are highly recommended

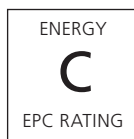
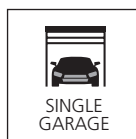


1 Greenwood Drive

Inverness, Highland, IV2 6GJ



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Inverness / Highland



This attractive home is located in a quiet cul-de-sac in the popular residential area of Milton of Leys in Inverness. Its location benefits from an open outlook to the rear of the property with views to the North. It is convenient for access to the A9/A96 trunk roads, Inverness Airport and the new UHI Campus.

The recently built Milton of Leys Primary School is close-by with pupils normally transferring to the highly regarded Millburn Academy for secondary schooling. Excellent local bus services are available to most parts of the city.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe. The Highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits and the year round sports playground of The Cairngorms are easily reached from Inverness. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.

Golfers are not forgotten either with some of the most internationally famous iconic courses such as Royal Dornoch, Nairn and Castle Stuart all less than an hour's drive away.





This is an excellent opportunity to purchase an impressive four bedroom detached villa built by Tullochs to their Dunvegan design which has many pleasing features. The layout provides excellent accommodation suitable for the growing family.

The property comprises of a spacious lounge to the front elevation with separate dining room with patio doors leading to the rear garden. The stylish kitchen has an integrated gas hob, oven and fridge/freezer. The kitchen has ample base and walls units and a separate utility room providing space for additional utilities. There is a downstairs bedroom currently used as an office, the WC and storage cupboards in the hall completes the ground floor accommodation.

The first floor has four generous bedrooms with built in wardrobes and a family bathroom with separate shower cubical. The large master bedroom benefits from an en suite shower room with complementary tiling. The driveway has ample space for parking up to three cars and leads to the integrated garage. The easy to maintain enclosed rear garden is a mixture of hard landscaping, shrubs and flowers and enjoys an open outlook to the North which enjoys any available sun for most of the day. The front garden is mainly laid to lawn.

This popular design that makes a great family home situated in a popular area of the city and can only be described as move in condition. Early viewings are highly recommended.

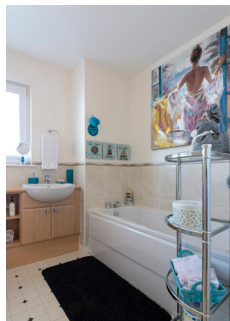


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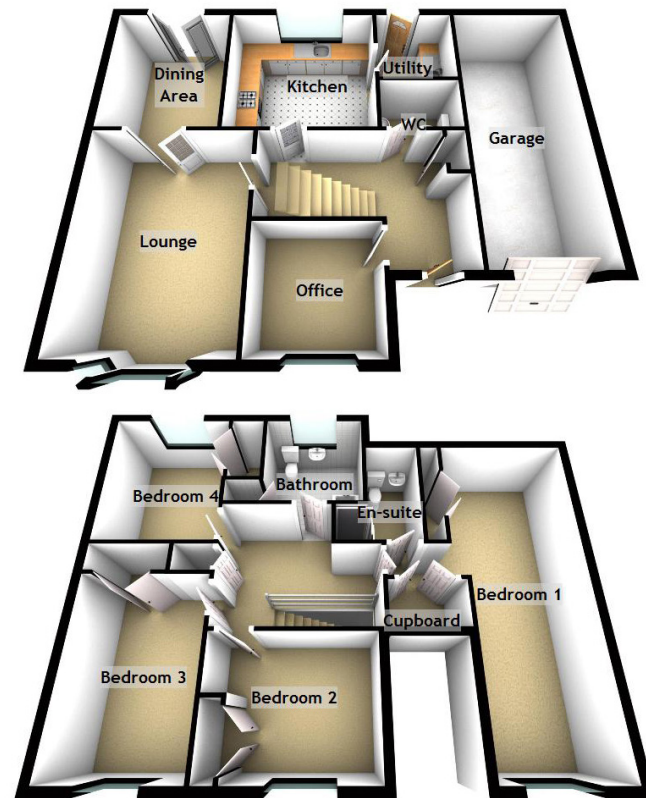


"...The layout provides excellent accommodation suitable for the growing family..."





Specifications

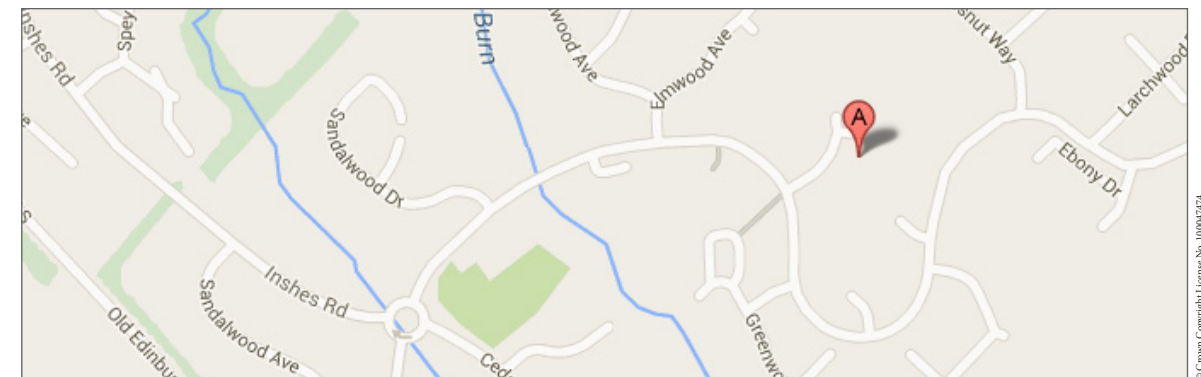


Approximate Dimensions (Taken from the widest point)

Dining Area	3.10m (10'2") x 2.70m (8'10")	Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Kitchen	3.40m (11'2") x 3.10m (10'2")	Bedroom 3	3.92m (12'10") x 2.70m (8'10")
Utility	1.80m (5'11") x 1.80m (5'11")	Bedroom 4	3.30m (10'10") x 2.78m (9'2")
Lounge	4.93m (16'2") x 3.50m (11'6")	Bathroom	2.39m (7'10") x 2.30m (7'7")
Office	2.79m (9'2") x 2.50m (8'3")	WC	1.80m (5'11") x 1.00m (3'3")
Bedroom 1	5.00m (16'5") x 2.92m (9'7")	Garage	6.20m (20'4") x 2.60m (8'6")
En-Suite	1.54m (5'1") x 1.20m (3'11")		

Extras (Included in the sale)

Landscaped garden to the rear with open views, garden shed, double glazed and gas central heating. All floor covering, binds and curtains where applicable.





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