



An excellent opportunity to purchase a four
bedroom detached home in Milton of Leys
Built to a high standard by Tullochs



3 Ashwood Grove

Inverness, IV2 6DE



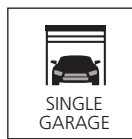
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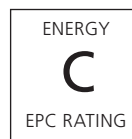
4 BED



2 BATH + WC



SINGLE
GARAGE



ENERGY

C

EPC RATING



INVERNESS

This attractive home is located in the popular residential area of Milton of Leys in Inverness. It's location benefits from a generous plot with a lovely garden to the rear of the property. 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. Milton of Leys itself has a Co-operative Store and chemist. Nearby is Inshes Retail Park, which features a Tesco superstore and Dobbie's garden centre.

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. Skiing on the Cairngorms and other outdoor pursuits are available at Aviemore, only 30 minutes' drive from Inverness.



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A beautifully presented property with added features from new, these include a recently professionally fitted utility room, an upgraded kitchen and hard landscaping to the rear garden.

The property consists of: entrance hall, lounge, beautiful kitchen with ample base and wall units with integrated appliances and space for dining. Patio doors leading to the rear garden which is enclosed and offers a safe area for small children. A recently added utility room with integrated full length freezer, also with standalone washing machine and tumble drier are, a WC with complementary tiling completes the ground floor accommodation.

First Floor: four double bedrooms with the an en-suite shower room in the main bedroom, a family bathroom with built in units, bath with mixer shower and complementary tiling, access to the loft which offers additional storage.

In walk in condition with additional extras from new, don't be disappointed in missing this opportunity to purchase this property which is truly in walk in condition.
Early viewings are highly recommended.

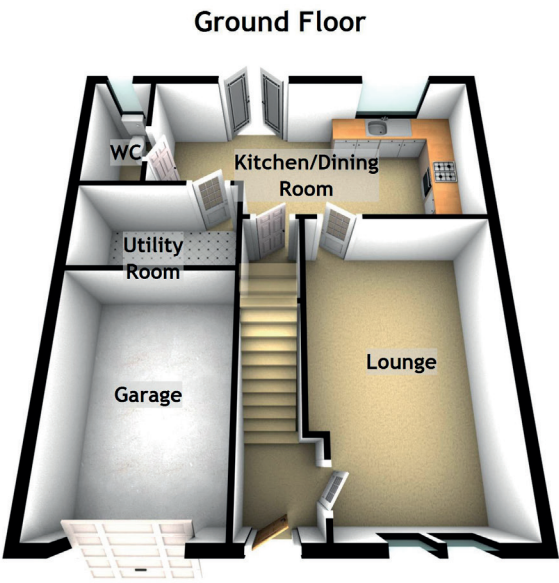


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3
ASHWOOD
GROVE





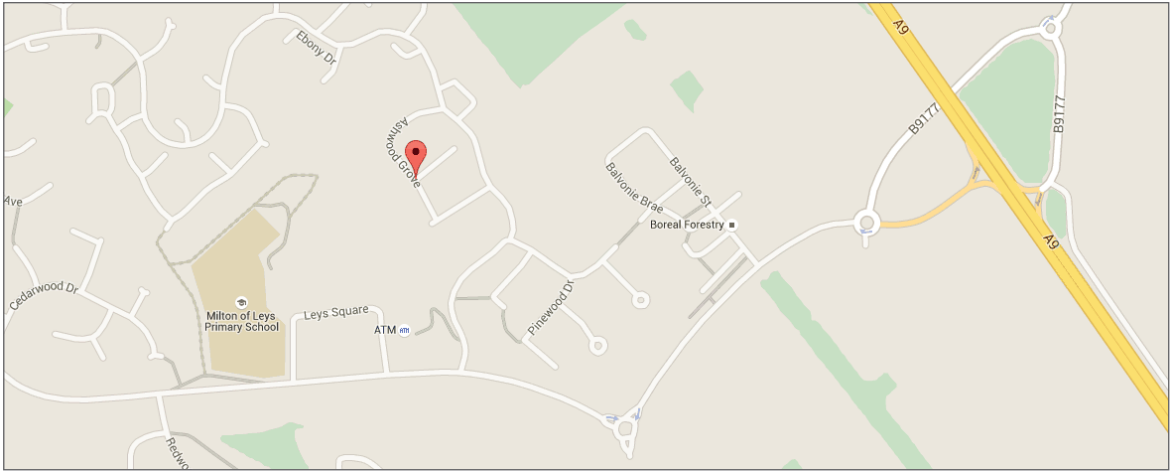
Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.25m (10'8")
Kitchen/Dining Room	6.28m (20'7") x 3.06m (10'1")
Utility Room	2.90m (9'6") x 1.60m (5'3")
Bedroom 1	3.24m (10'8") x 3.14m (10'4")
En-suite	2.20m (7'3") x 1.50m (4'11")
Bedroom 2	3.61m (11'10") x 2.85m (9'4")
Bedroom 3	3.27m (10'9") x 2.68m (8'10")
Bedroom 4	3.42m (11'3") x 2.20m (7'3")
Bathroom	2.40m (7'10") x 2.04m (6'8")

WC	2.27m (7'5") x 1.10m (3'7")
Garage	4.20m (13'9") x 2.90m (9'6")

Gross internal floor area (m²) - 113
Extras
(Included in the sale)

Extended drive way, decked area to the rear garden, upgraded kitchen and utility room. All binds, curtains and floor coverings where applicable, garden shed.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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SCOTT MARSHALL
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