



PETER MURPHY & Co  
ESTATE AGENTS



## 7 Cedarwood Avenue, Milton Of Leys, Inverness, IV2 6GW

This immaculate 4/5 bedroom detached villa is situated within the popular Milton Of Leys development of Inverness and would provide an ideal family home. The rooms are well proportioned and the property is in walk in condition. Property comprises; entrance hallway leading to the lounge, dining room, office/bedroom, kitchen, utility room, wc, garage and staircase to upper floor. There is access to a loft space above the garage that is floored. The modern and stylish kitchen benefits from a good selection of wall and base units with contrasting worktops and window to rear garden. The bright and airy lounge has patio doors leading out into the quiet rear garden. The staircase rises to the upper floor which includes a large storage cupboard and four bedrooms. Two of the large bedrooms have fitted wardrobes. The main bedroom has an en-suite with wc and shower. The attic is the length of the house and partially floored - easily accessible from the top landing by a fixed loft ladder. The family bathroom with wc, wash hand basin and bath completes the accommodation. Externally the front garden is laid to lawn with a driveway offering off street parking and leading to the attached garage. The private rear garden is laid to lawn with a paved patio area, providing a place to relax, and a large garden shed. The property benefits from double glazing and gas central heating throughout. This immaculate property will suit those seeking a spacious family home in a great location.

## ENTRANCE HALLWAY

External door opens to the entrance hallway. Provides access to the lounge, kitchen, utility room, dining room and office/bedroom 5

## LOUNGE

This bright and welcoming lounge has patio doors leading to the rear garden.



## KITCHEN

The modern and stylish kitchen has a good selection of wall and base units with contrasting worktops. Space for informal dining. Window to rear and door to utility room.



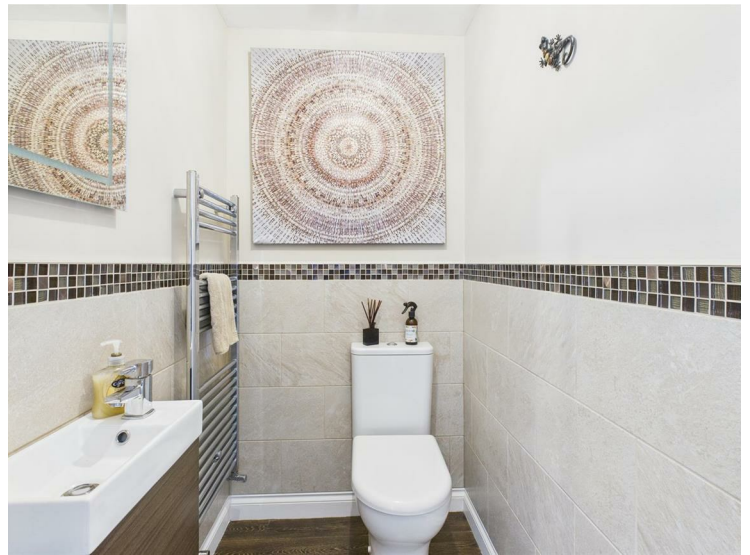
## UTILITY ROOM

Accessed from the kitchen the utility room has some wall and base units, worktop and sink and drainer. Window to rear. Door to garage and side elevation.



## WC

Includes wc and wash hand basin.



## DINING ROOM

The attractive formal dining room has a window overlooking the front garden.



## BEDROOM 1

Accessed from the upper landing the principal bedroom has an attractive bedroom storage unit and window to front. Door to en-suite shower room.



## BEDROOM 1 EN-SUITE

The en-suite includes wc, wash hand basin in vanity unit and shower enclosure with mains shower.



## BEDROOM 2

This bedroom benefits from full length fitted wardrobes and shelving unit. Window to front.



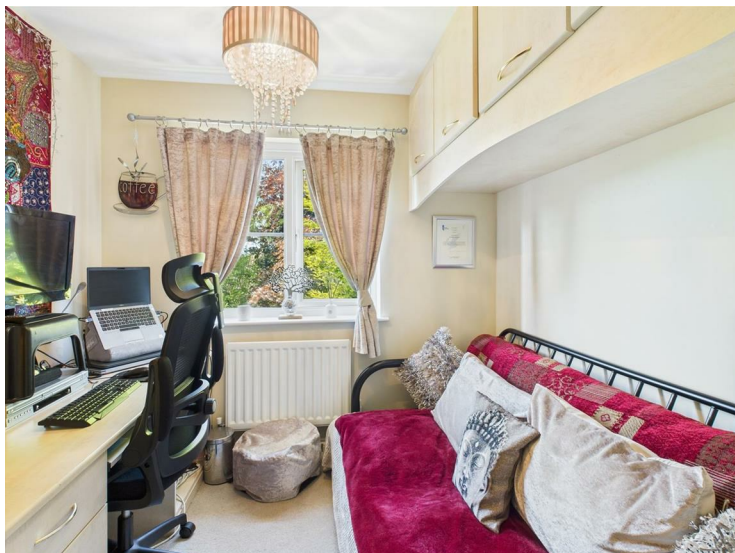
## BEDROOM 3

This bedroom is currently used as a second lounge. Window to rear.



## BEDROOM 4

This bedroom has a built in bedroom storage unit.



## BEDROOM 5/TREATMENT ROOM

Accessed from the entrance hallway this room is currently used a treatment room, but could easily be used as a bedroom or office/study.



## BATHROOM

The family bathroom includes wc, wash hand basin and bath with mains shower hose from taps.



## FRONT GARDEN

The front garden is laid to lawn. The large driveway provides off street parking and leads to attached garage.

## REAR GARDEN

The private rear garden is laid to lawn with an area of decking, providing a place to relax, and a large garden shed.



## FRONT ELEVATION

## LOCATION

The property enjoys a fantastic position in Milton of Leys. This is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Police Headquarters, Lifescan, Inshes Retail Park and Beechwood Business Park. A Co-op store is located nearby and further amenities can be found at Milton Of Leys Shopping Precinct and Inshes Retail Park, including two supermarkets, petrol station, home stores, post office, barbers, fast food drive thru and Bannatynes Health Club. Primary schooling is available at nearby Milton Of Leys Primary School, with secondary pupils attending Millburn Academy. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is a regular bus service into the city centre routed nearby. There is easy access to a wide variety of outdoors sports and activities.

## MISCELLANEOUS INFORMATION

Tenure - Freehold  
Council Tax - Band F

## DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

## GARAGE

The attached garage with power and light has been separated to offer two storage areas. Access from the up and over door and also from the utility room.



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
122.6 m<sup>2</sup>

Reduced headroom  
1.4 m<sup>2</sup>

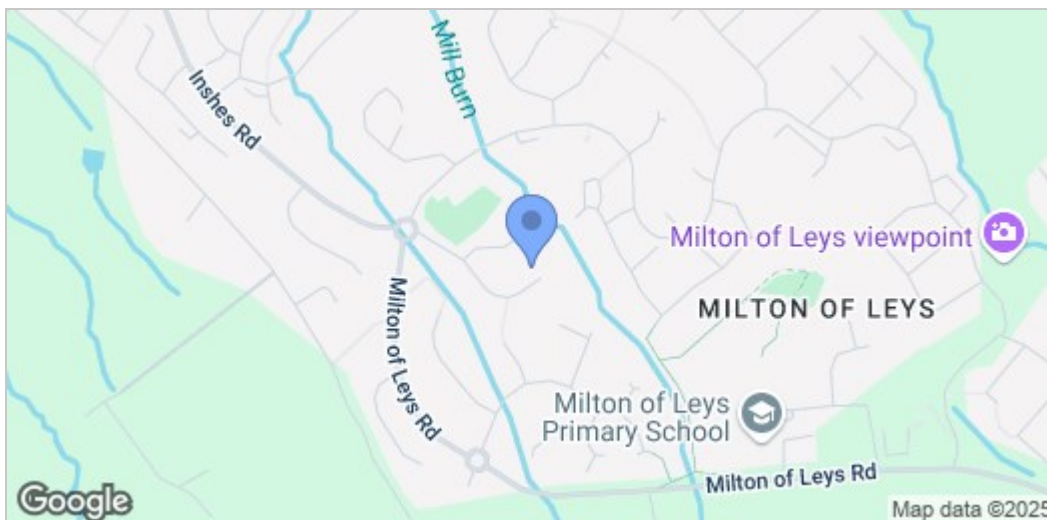
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 87        |
| (81-91) B                                   | 74      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| Scotland                                    |         |           |
| EU Directive 2002/91/EC                     |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.