

7 Ashwood Grove

INVERNESS, IV2 6DE



3/4 BEDROOM DETACHED FAMILY HOME, WITH STUNNING REAR VIEWS



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



A beautifully presented 3/4 bedroom detached house in the popular area of Milton of Leys, Inverness. The property has many recent added features including smart light switches, new oven which is still under warranty, garbage disposal unit, central heating added in to the garage and a large pergola with roof covering over the patio, allowing you to take in the stunning views to the rear in all weather conditions.

Inside, the property comprises of:

- Fully equipped modern kitchen/breakfast area
- Spacious living area
- 3 first-floor bedrooms
- En-suite shower room to the master bedroom
- Ground floor bedroom/office leading to utility area
- Family bathroom with shower over bath suite
- Ground floor WC





Kitchen/Diner







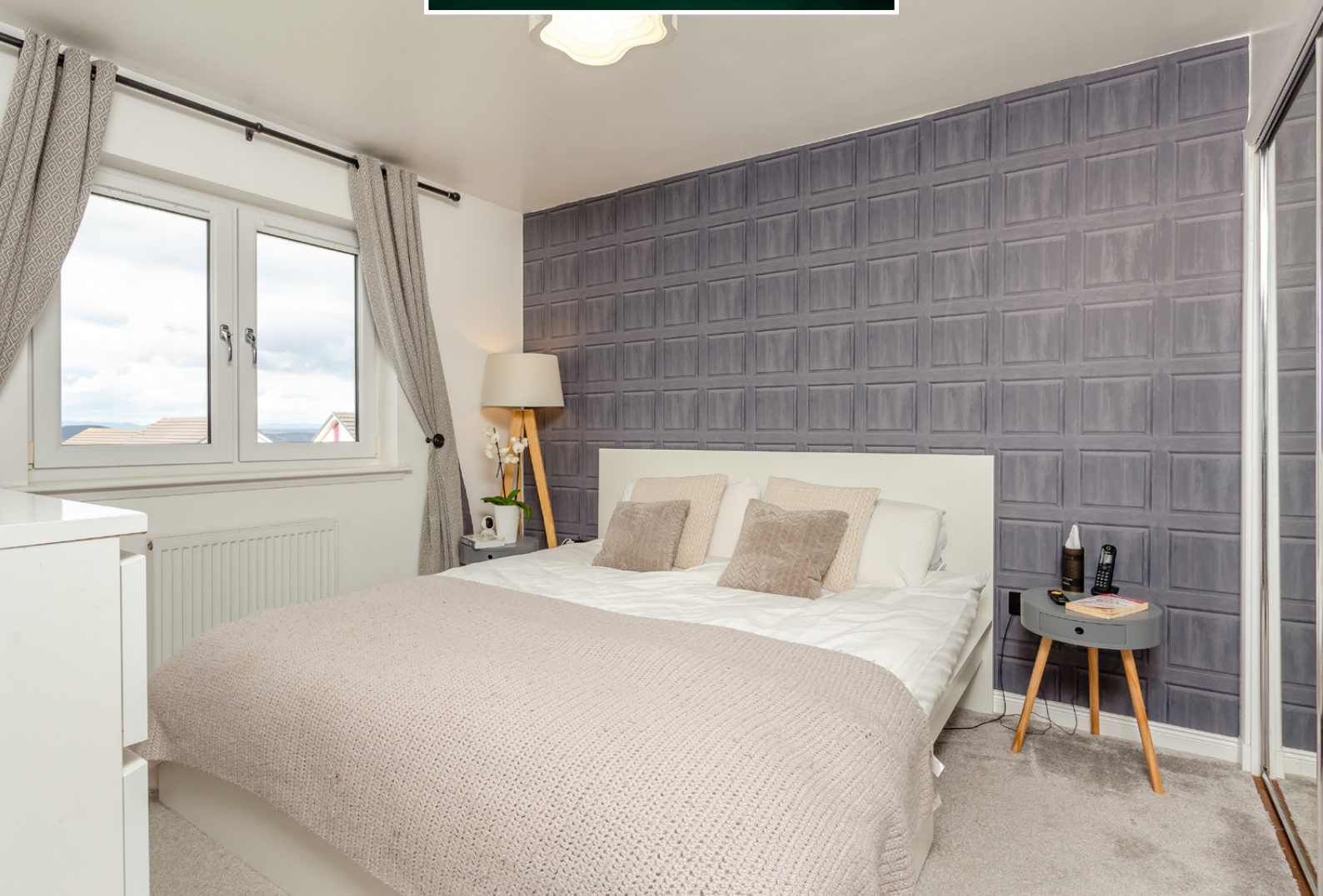
Office/Utility







Bedroom 1





Bedroom 2

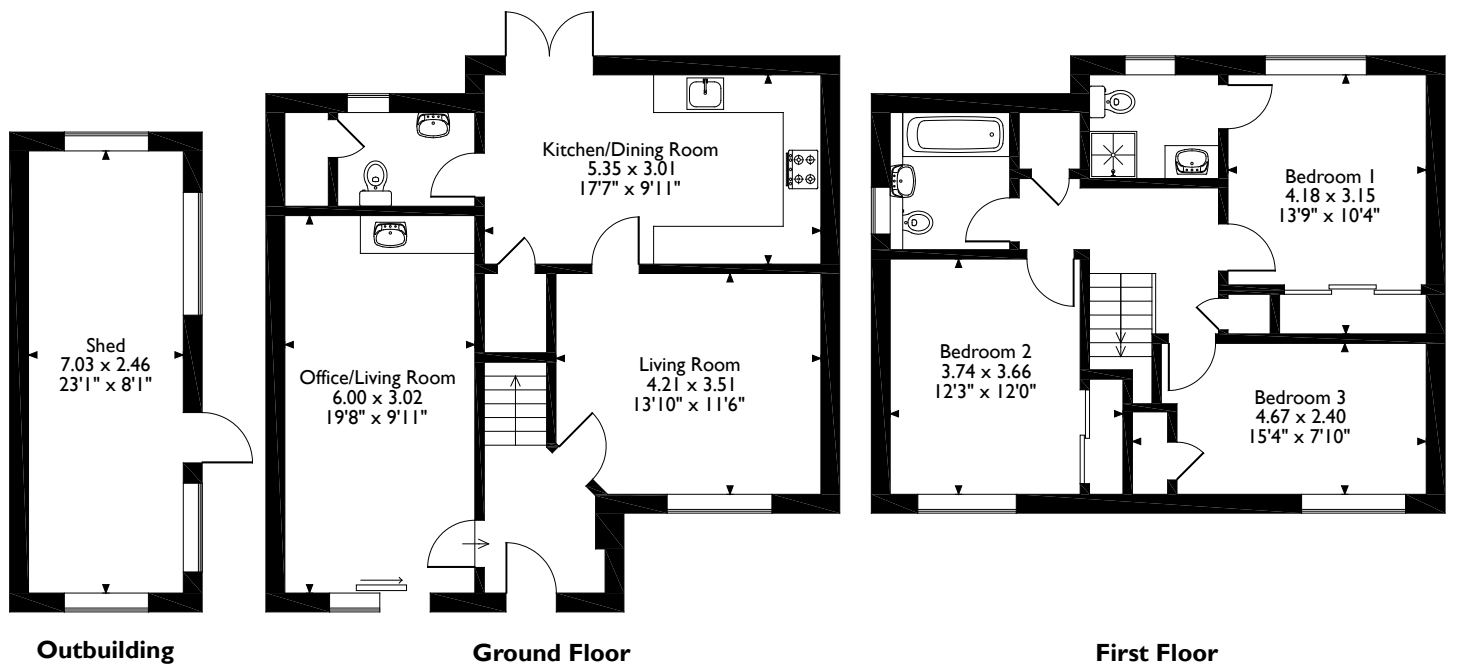




Bedroom 3







Gross internal floor area (m²): 117m²

EPC Rating: C



In addition to this, the property includes driveway parking, garage, with central heating and a gorgeous back garden with far-reaching views. The house is truly In walk-in condition with additional added extras, don't be disappointed in missing this opportunity.







This attractive 3/4 bedroom detached home is located in the popular residential area of Milton of Leys in Inverness. Its 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

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 large 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, with daily flights to and from London Gatwick.



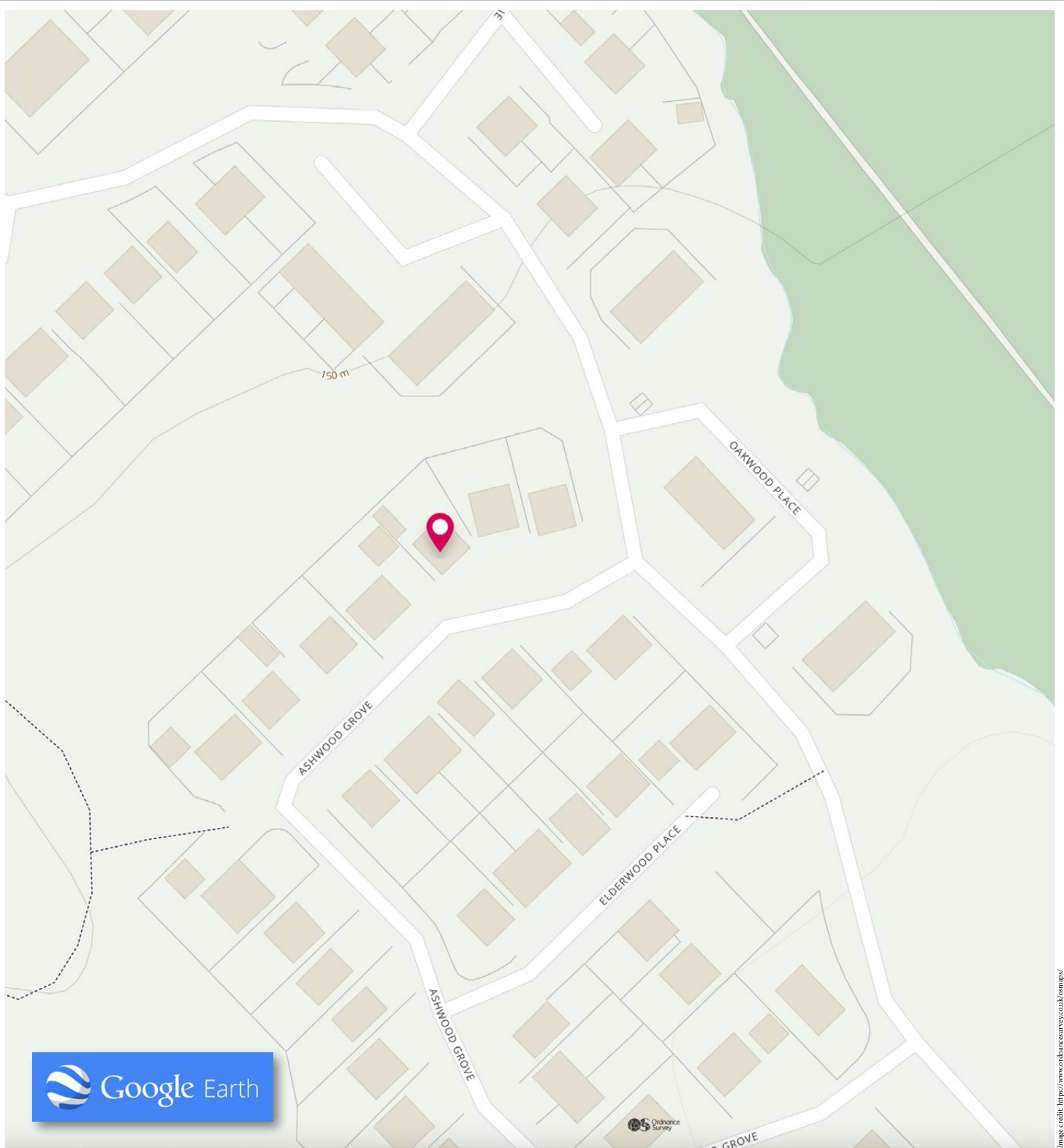


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.