



SouthForrest
Solicitors and Estate Agents



36 Cedarwood Drive, Milton of Leys, Inverness, IV2 6GU

- Detached house.
- Four bedrooms.
- Private driveway & garage.
- Two reception rooms.
- Bathroom, ensuite & WC.
- Gas central heating.
- Kitchen diner.
- Private front & rear gardens.
- Double glazing throughout.

Offers Over £320,000

Built in 2004 to the Tulloch Homes Buchanan style, this property offers an excellent opportunity to purchase detached, four-bedroom home in the desirable Milton of Leys area of Inverness. With well-proportioned room sizes, excellent storage provisions and easy access to the City Centre, this property offers a fantastic family home.

The ground floor accommodation comprises of entrance hall, bright and inviting lounge with bay window, formal dining room, kitchen with ample dining space, handy utility room and WC. On the first floor the landing gives way to the main double bedroom and ensuite, two further double bedrooms and one large, single bedroom. All bedrooms appreciate built-in double wardrobes. The family bathroom completes the accommodation. This property also benefits from gas central heating and double glazing throughout.

Private outdoor space includes a driveway with sufficient parking space for three vehicles and attached, single garage with electricity supply at the front of the property. The rear garden is fully enclosed and offers a patio seating area, lawn space and two garden sheds, one with electricity supply.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in sought-after Milton of Leys area of Inverness, this property offers a favourable location within the city.

Local amenities in Milton of Leys include convenience store, community parks, pharmacy, and take-away restaurants. Nearby you will find Inshes Retail Park, which is host to large supermarkets, a variety of retail units and leisure facilities. Raigmore Hospital, Fairways business park and Driving Range and the University of the Highlands and Islands are all located a short distance from the property. Inverness City Centre is approximately 5.1 miles from the property.

Excellent public transport links are available within walking distance offering routes into the City Centre and across Inverness. All major travel routes including A9, A96 & A82 are easily accessible.

For younger children, primary schooling is available at Milton of Leys Primary School located within walking distance of the property. Older children would attend Millburn Academy. A public bus service is available for transport.

DIRECTIONS

From Inverness City Centre head to Inshes roundabout, take the exit signposted for Hilton & Culduthel onto Sir Walter Scott Drive. At the roundabout take the first exit onto Inshes Road and follow for 0.8 miles staying on Inshes Road. At the roundabout, take the third exit onto Milton of Leys Road. At the next roundabout take the first exit onto Cedarwood Drive. Take the first right and then turn left. Number 36 will be on your right-hand side clearly sign posted by a South Forrest 'For Sale' Board.

ACCOMMODATION

ENTRANCE HALL

5.55 x 1.98 & 1.79 x 0.91 (18'2" x 6'5" & 5'10" x 2'11")

Front external door, access to all ground floor living space, under stair cupboard housing fuse box and electric meter. Stairs to first floor.

LOUNGE

5.75 to 5.03 x 3.48 (18'10" to 16'6" x 11'5")

Bright and spacious lounge with front facing bay window creating an influx of natural light through the room. Glass paneled doors give way to the formal dining room.



KITCHEN

3.63 x 3.24 (11'10" x 10'7")

Wall and base mounted cabinets, worktop space with tiled splash back and one a half bowl stainless steel sink with mixer tap and draining board. Integrated gas hob, oven & grill, extractor fan, fridge freezer and dishwasher. Ample dining space and double aspect windows to the side and rear.



UTILITY

1.66 x 1.82 (5'5" x 5'11")

Wall and base mounted cabinets, worktop space with space for white goods under, tiled splash back and stainless steel sink. Extractor fan and rear external door.

WC

1.50 to 0.82 x 1.42 to 0.80 (4'11" to 2'8" x 4'7" to 2'7")

Situated under the stairs on the ground floor. Wash hand basin with splash back and wall mounted cabinet. WC and extractor fan.

LANDING

2.90 x 3.05 x 1.95 (9'6" x 10'0" x 6'4")

Provides access to all first floor accommodation. Loft hatch leading to roof space. Airing cupboard housing water tank.

BEDROOM ONE

3.86 to 3.44 x 3.48 (12'7" to 11'3" x 11'5")

Generous double bedroom. Built in double wardrobe with hanging rails and shelving. Ensuite shower room. Front facing window.



DINING ROOM

2.71 x 3.19 (8'10" x 10'5")

Formal dining room suited to accommodate a large table and chairs. Double patio doors leading out to the rear garden.

ENSUITE

2.12 to 1.87 x 2.01 (6'11" to 6'1" x 6'7")

Shower, wash hand basin with storage, shaving point and deep ledge. WC, extractor fan and front facing textured glass window.

BEDROOM TWO

3.59 x 2.94 (11'9" x 9'7")

Good-sized double bedroom with built-in double wardrobe and rear facing window offering views across Inverness.



BEDROOM THREE

3.07 x 2.65 (10'0" x 8'8")

Double bedroom with built-in double wardrobe and front facing window.



BEDROOM FOUR

2.65 x 2.34 (8'8" x 7'8")

Comfortable single bedroom with built-in double wardrobe and rear facing window.

FAMILY BATHROOM

2.20 x 1.98 (7'2" x 6'5")

Shower over the bath, WC unit with shelving and storage, wash hand basin, shaving point, extractor fan and rear facing textured glass window.



FRONT GARDEN

Private front garden with lawn space and hedged border to one side offering privacy between neighbouring properties. Paved pathway to the front door and rear garden.



DRIVEWAY & GARAGE

Single, attached garage with electricity supply and boiler. The private driveway offers sufficient parking space for around 3 vehicles.

REAR GARDEN

Private, fully enclosed rear garden with lawn space, paved patio seating area, pathway to front of the house and rear door and two garden sheds, one with electricity supply.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, blinds, curtain poles/tracks, integrated appliances and white goods are to be included in the sales price.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. The boiler which is located in the garage was fitted in 2025.

EPC BAND

EPC Band C.

COUNCIL TAX BAND

The current council tax is Band E. Please be aware that this may be subject to change upon sale.

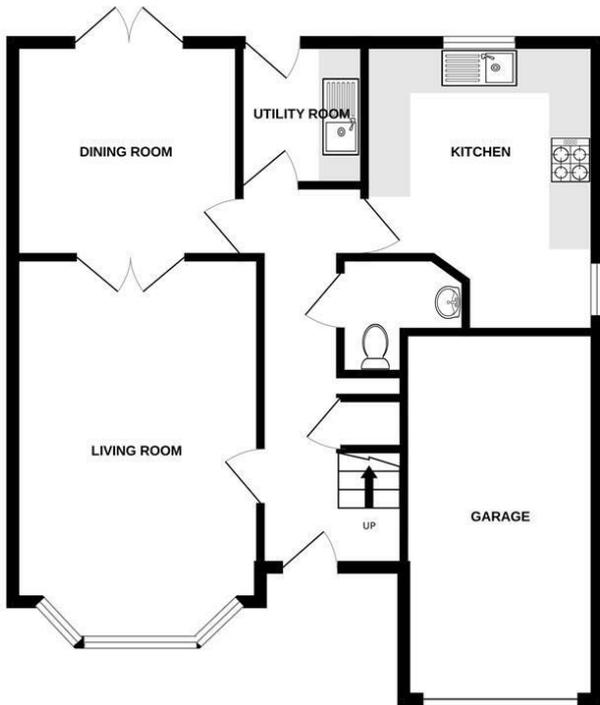
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

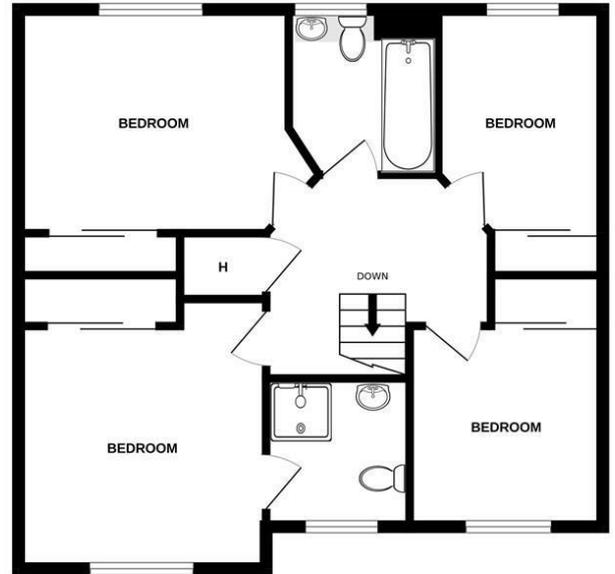
HSPC REFERENCE

61859.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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