



14 Kincraig Drive

Inverness, IV2 6DQ

Beautifully presented 2 bedroom two storey semi-detached home, in immaculate condition throughout, situated in a quiet cul-de-sac, with stunning views of the Moray Firth and Black Isle beyond, in the popular Milton of Leys area of Inverness.

The home benefits from off street parking and an enclosed private rear garden.

Lounge

14'4" x 13'0" (4.38m x 3.98m)

Cloak room

7'0" x 4'3" (2.14m x 1.31m)

Kitchen/dining room

14'1" x 8'7" (4.30m x 2.64m)

First floor hallway

6'6" x 3'4" (1.99m x 1.04m)

Bedroom 1

10'9" x 12'0" (3.30m x 3.66m)

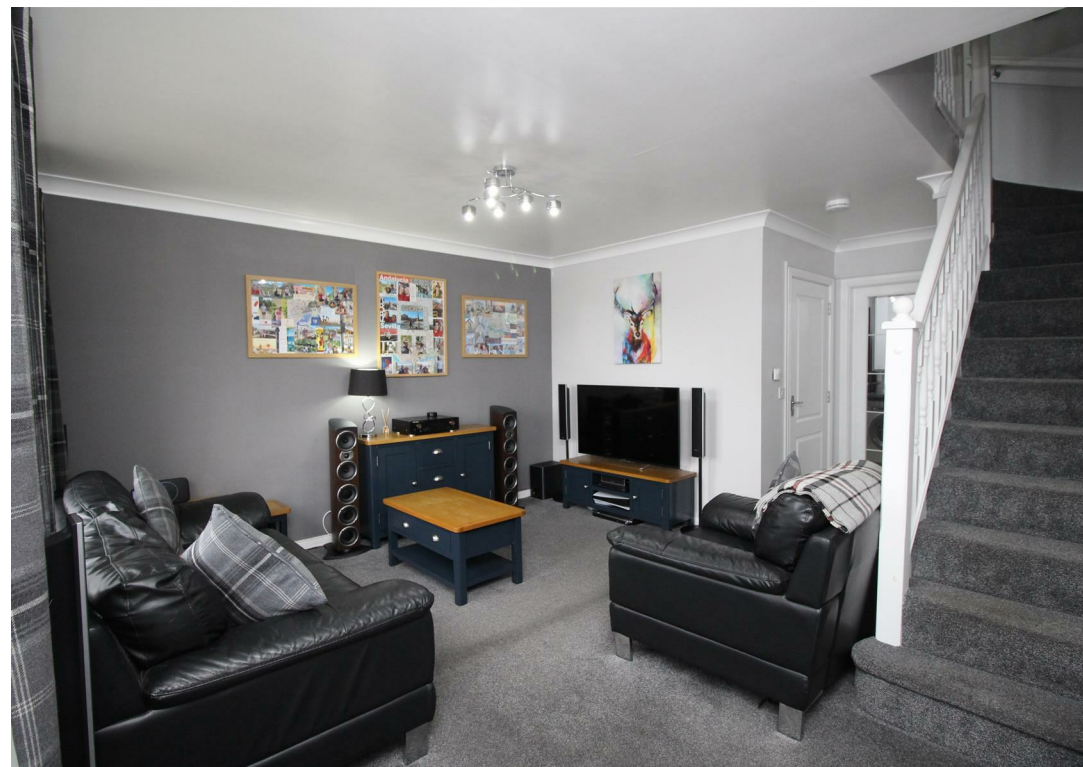
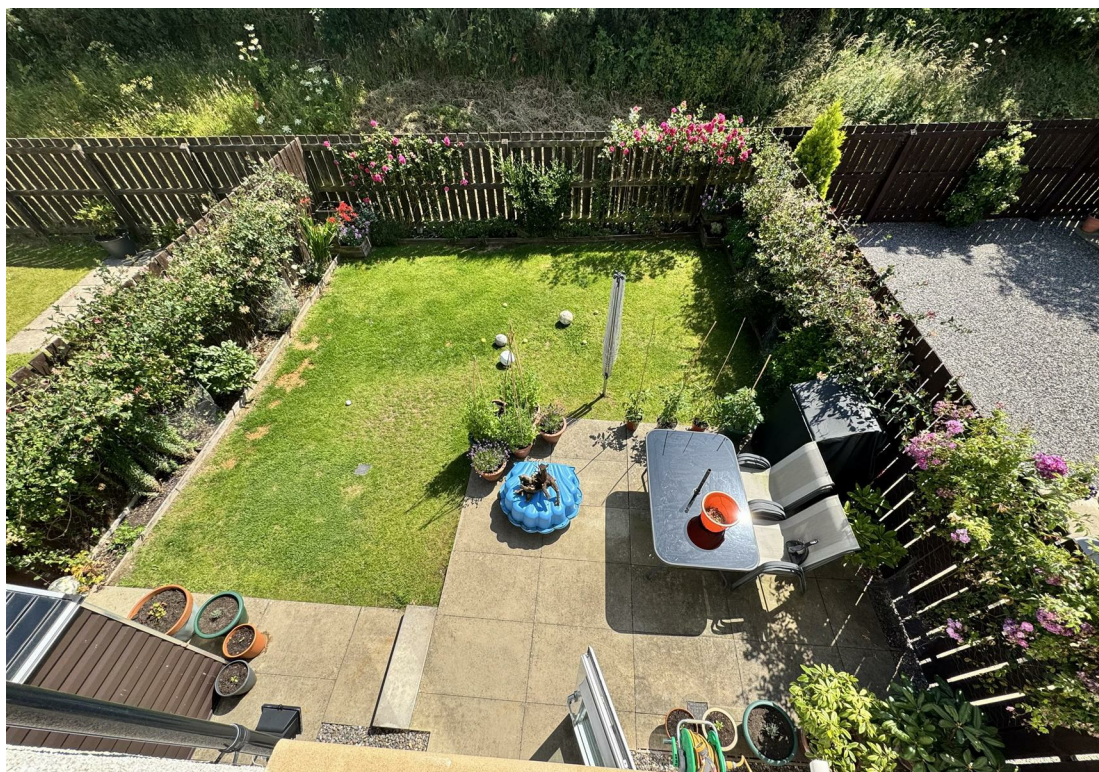
Bathroom

6'6" x 6'5" (1.99m x 1.97m)

Bedroom 2

12'0" x 8'9" (3.68m x 2.67m)

Outbuildings





Garden ground

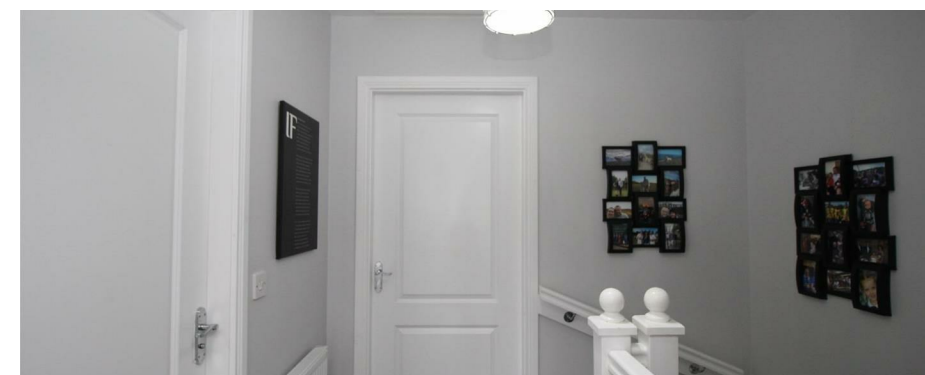
Extras

Heating and glazing

Services

EPC Rating C

Council Tax Band D



The accommodation on the ground floor comprises the lounge with views down the cul-de-sac of the Moray Firth and Black Isle beyond, cloak room and kitchen/dining room. On the first floor there are two double bedrooms and a bathroom. There is a hatch to the floored roof space with a loft ladder in the hallway.

The home is well laid out for a contemporary lifestyle with quality fixtures and fittings throughout.

Milton of Leys is a suburb on the southern outskirts of Inverness and enjoys spectacular views over the City and is conveniently located for the A9 north and south. It has a primary school and Monarch's View Shopping Centre has a Co-op, pharmacy and takeaways. Inshes Retail Park is within walking distance and has a variety of shops, takeaways, Bannatyne Health Club & Spa and Puregym. The Inverness Campus of the UHI is also within walking distance.

A regular bus service runs to and from the city centre which offers an extensive range of retail, leisure and business facilities. Inverness has excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Accommodation:

Lounge 4.38m x 3.98m

Windows and door to front with views of the Moray Firth and Black Isle beyond. Doors to cloak room, kitchen and under stairs storage cupboard housing the electrics. T.V. point. Smoke alarm. Carpet.

Cloak room 2.14m x 1.31m

Window to side. White WC and pedestal wash hand basin. Mirror. Extractor. Vinyl flooring.

Kitchen/dining room 4.30m x 2.64m

Window overlooking the rear garden and French doors opening on to the patio. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer, plumbed for washing machine. Cupboard housing the Baxi central heating boiler. Integrated Bosch gas hob with stainless steel splashback, Bosch electric oven and extractor. Spotlights. Heat alarm. Vinyl flooring.

First floor hallway 1.99m x 1.04m

Doors to two bedrooms and bathroom. Hatch with ladder to roof space which is floored. Smoke alarm. Carpet.

Bedroom 1 3.30m x 3.66m

Window to front with views of the Moray Firth and Black Isle beyond. Double mirrored wardrobes. Single storage cupboard. Carpet.

Bedroom 2 3.68m x 2.67m

Windows to rear overlooking the garden. Double mirrored wardrobes. Smoke alarm. Carpet.

Outbuildings

Garden shed.

Bin store.

Garden ground

The front garden is laid to lawn with a tarmacadam driveway to the side. A paved path leads up to the front door.

The enclosed private rear garden is mainly laid to lawn with shrubs around the borders. There is an outside water tap and clothes dryer.

Extras

All fitted floor coverings, curtains (with the exception of the curtains in the lounge) and blinds (with the exception of the blinds in bedroom 2) are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Services

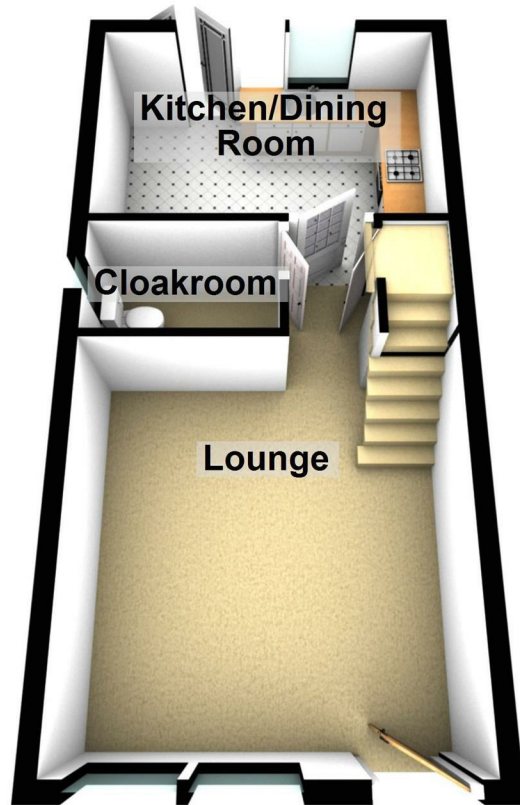
Mains gas, electricity, water and drainage.

EPC Rating C

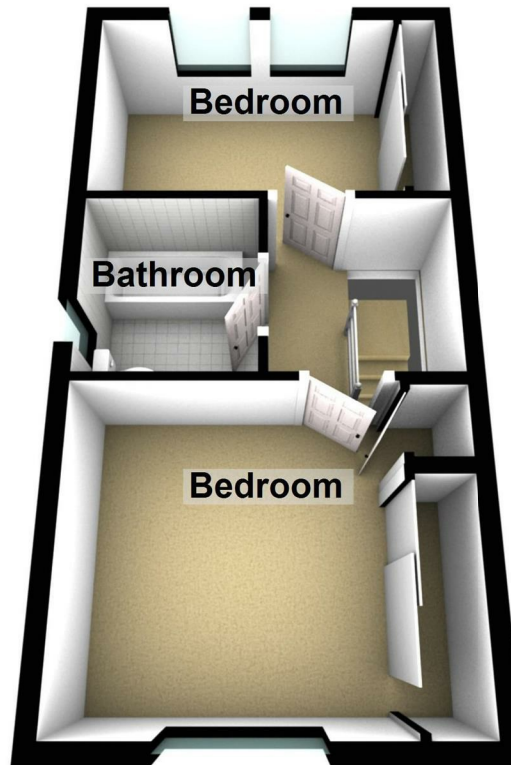
Council Tax Band D



Ground Floor



First Floor



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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