



**Harper
Macleod LLP**
Estate Agents & Solicitors

11 Mill View, Tomatin IV13 7YP

Fixed price £250,000



11 Mill View

Tomatin, IV13 7YP

Contemporary Architect designed 3 bedroom semi-detached home currently under construction with an estimated completion date around July/August 2025. This is a fantastic opportunity to purchase a new built property situated in a quiet cul-de-sac, in a small development, in the village of Tomatin in the Highlands of Scotland.

Living room

10'4" x 16'4" (3.175 x 5.000)

Kitchen/dining room

17'9" x 9'3" (5.435 x 2.830)

Cloakroom

6'9" x 4'11" (2.065 x 1.500)

Bedroom 1

8'6" x 7'11" (2.605 x 2.430)

Bedroom 2

10'9" x 11'9" at widest point (3.295 x 3.605 at widest point)

Bedroom 3

10'9" x 11'3" (3.295 x 3.430)

Bathroom

9'4" x 6'9" (2.870 x 2.060)

EPC Rating B



The accommodation on the ground floor comprises the entrance hallway, living room, cloak room and kitchen/dining room with French doors opening into the garden. On the first floor there are three bedrooms and a family bathroom.

The home will benefit from underfloor heating throughout via an Air Source Heat Pump. There are solar panels on the roof to heat the water. Double glazing throughout.

The kitchen units are Goodhome Balsamita matt white slab units with integral electric hob and fan assisted oven with a stainless steel chimney cooker hood. All worktops are Goodhome 38mm Kala laminate light wood effect.

There is a block paved driveway to the front of the property providing off street parking for two cars. The rear garden extends to approximately 157m2 and will be turfed.

Primary School pupils attend Strathdearn Primary School and secondary school pupils attend Millburn Academy, Inverness.

The Strathdearn Hub, with stunning views over the Findhorn viaduct, hosts a range of community groups and there is a covered sports area, convenience store and café. The Tomatin Distillery Visitor Centre is also located on the edge of the village.

Tomatin is a great location for those looking for a slower pace of life with a variety of outdoor pursuits. The National Cycle Network Route 7 passes nearby. Inverness is approximately 15 miles away and Aviemore is approximately 14 miles away, both of which offer an extensive range of shops and local services.

This home is perfect for first-time buyers, families and those looking to be within commuting distance of the City of Inverness or Aviemore.

Viewing highly recommended.

ELECTRICAL LEGEND

| SYMBOL | DESCRIPTION | HEIGHT | NOTES |
|---|---|----------|-------|
| ONE WAY SWITCH | ONE WAY SWITCH | 1500 | |
| TWO WAY SWITCH | TWO WAY SWITCH | 1500 | |
| THREE WAY SWITCH | THREE WAY SWITCH | 1500 | |
| ISOLATOR SWITCH | ISOLATOR SWITCH | 2200 | |
| THIRN 1M SWITCHED SOCKET (HIGH LEVEL) | THIRN 1M SWITCHED SOCKET (HIGH LEVEL) | 1950 | |
| THIRN 1M SWITCHED SOCKET (LOW LEVEL) | THIRN 1M SWITCHED SOCKET (LOW LEVEL) | 450 | |
| SINGLE 1A SWITCHED SOCKET (LOW LEVEL) | SINGLE 1A SWITCHED SOCKET (LOW LEVEL) | 450 | |
| SWITCHED FUSED SPUR POINT SWITCHED AT HORIZONTAL LEVEL | SWITCHED FUSED SPUR POINT SWITCHED AT HORIZONTAL LEVEL | 800/1000 | |
| COOKER CONTROL UNIT WITH LOW LEVEL CONNECTION POINT | COOKER CONTROL UNIT WITH LOW LEVEL CONNECTION POINT | 1000 | |
| HEATING & WATER PROGRAMMER | HEATING & WATER PROGRAMMER | 1500 | |
| THERMOSTAT | THERMOSTAT | 1500 | |
| SHOWER OUTLET | SHOWER OUTLET | 1500 | |
| TV AERIAL COAXIAL, 50 ohm non-switched non-programmable | TV AERIAL COAXIAL, 50 ohm non-switched non-programmable | 1500 | |
| TELEPHONE POINT (MASTER OUTLET TRIN) | TELEPHONE POINT (MASTER OUTLET TRIN) | 450 | |
| CONSUMER UNIT | CONSUMER UNIT | TBA | |
| DOOR BELL PUSH | DOOR BELL PUSH | 1500 | |
| DOOR BELL SOCKET | DOOR BELL SOCKET | 2200 | |

TABLE OF MANUALLY OPERATED HEIGHTS FOR MANUAL CONTROLS

| CONTROL | HEIGHT |
|----------------------|--|
| LIGHT SWITCH | 900-1000mm |
| BASE OF FULL SWITCH | 1500mm |
| POWER SOCKETS | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| TV SOCKET | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| TELEPHONE SOCKET | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| DOOR HANDLES | FIXED WITH 900-1000mm FROM FFL |
| OUTLETS AND CONTROLS | FIXED WITH 900-1000mm FROM FFL |
| TELEPHONE POINT | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| CONSUMER UNIT | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| DOOR BELL PUSH | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| DOOR BELL SOCKET | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |

1.E.48 Notching & drilling
Holes should be within the limits set out opposite and as follows:
• holes should be drilled at the vertical axis;
• holes should be at least 300 mm apart.
There should not be any notching of wall studs, cripple studs or lintels.

The Highland Council
Consultable via Building Standards Service
Approved 27.05.2023

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ELECTRICAL LEGEND

| SYMBOL | DESCRIPTION | HEIGHT | NOTES |
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| ONE WAY SWITCH | ONE WAY SWITCH | 1500 | |
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| THERMOSTAT | THERMOSTAT | 1500 | |
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TABLE OF MANUALLY OPERATED HEIGHTS FOR MANUAL CONTROLS

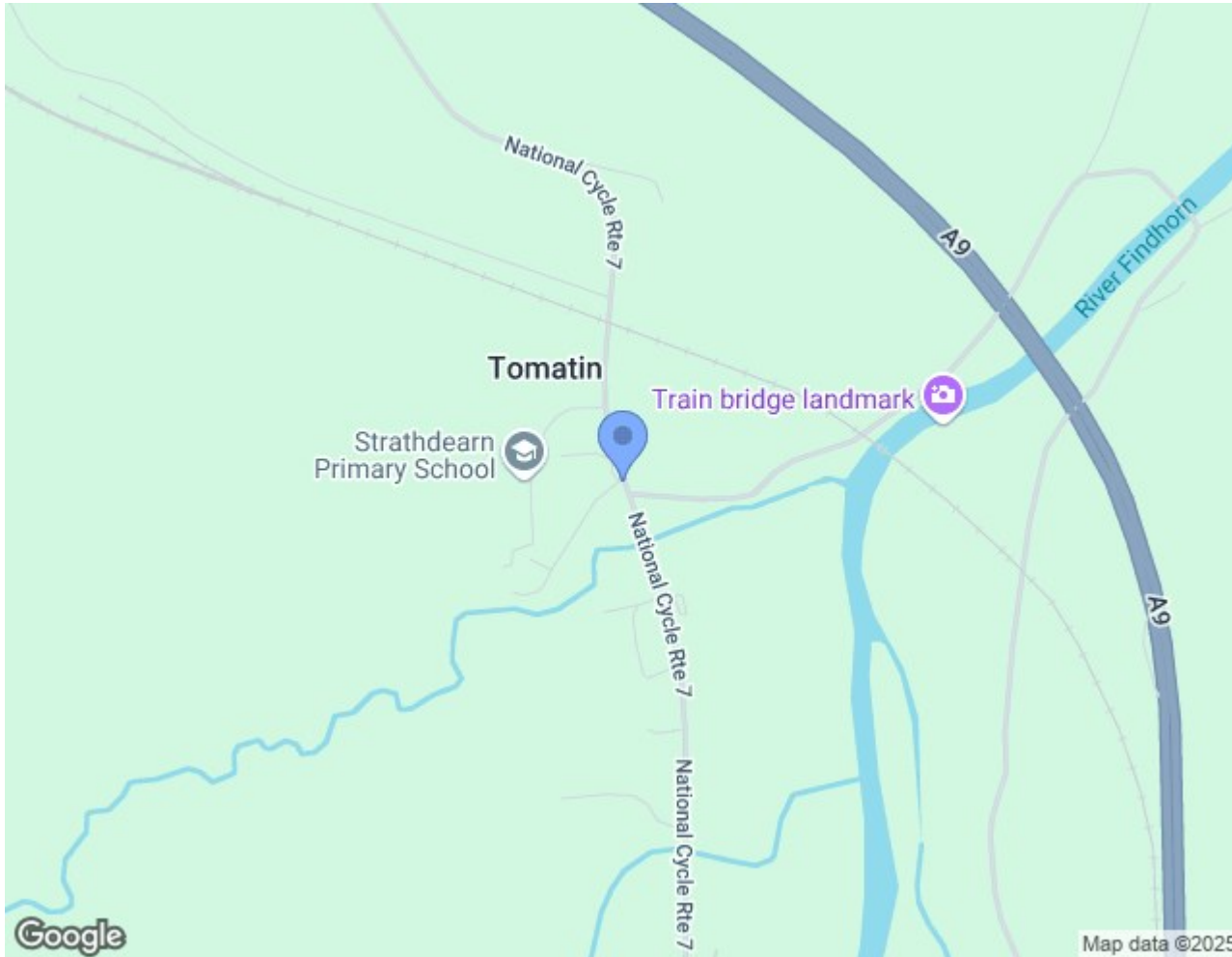
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|----------------------|--|
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| TV SOCKET | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| TELEPHONE SOCKET | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| DOOR HANDLES | FIXED WITH 900-1000mm FROM FFL |
| OUTLETS AND CONTROLS | FIXED WITH 900-1000mm FROM FFL |
| TELEPHONE POINT | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
| CONSUMER UNIT | ADJUSTABLE ABOVE FFL OR 1500mm ABOVE FFL |
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Area Map



Viewing

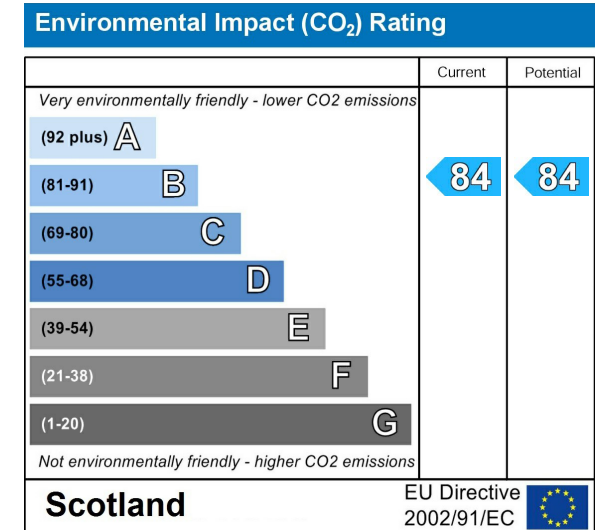
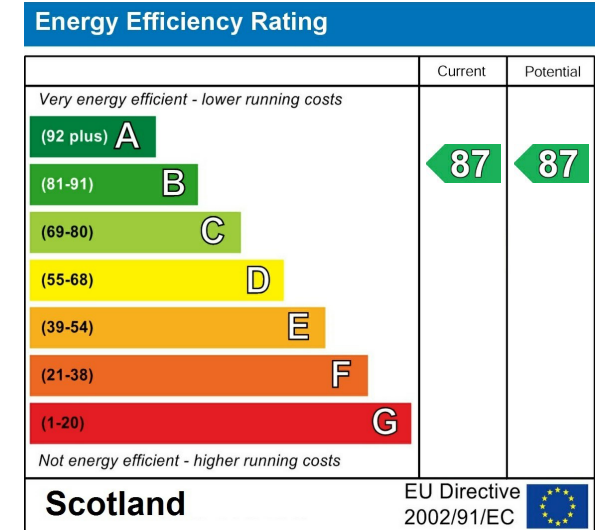
Please contact our Inverness Office on 01463 795 006

if you wish to arrange a viewing appointment for this property or require further information.

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The photographs are Architect's design images.

Energy Efficiency Graph



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