



24 Bellfield Park, Inverness, IV2 4TA

Tastefully extended 4 bedroom property

Entrance Vestibule	Family Room	Bathroom
Entrance Hall	Kitchen/Breakfast Room	Gas Central Heating
Lounge	Utility Area	Double Glazing
Dining Room with Study Area	4 Bedrooms (1 En-Suite)	Garden

Offers over £235,000



Character, charm and location are the hallmarks of this desirable semi-detached villa. Boasting an array of original features, this beautiful property has been tastefully extended to provide a very comfortable family home. From the entrance hall, access is given to the cosy lounge with its feature tiled fireplace and spacious dining area with fixed study area. This area is also open plan to the family room with wall mounted electric fire and patio doors leading to a paved patio. The kitchen is well fitted and equipped, has a large walk-in cupboard and ample space for informal dining. There is also a useful bedroom with en-suite facilities on the ground floor, making this an ideal location for guests, an older relative or as a teenagers den. There are a further three bedrooms (one being a single room) and bathroom on the upper floor. The rear garden is terraced and a summerhouse/children's play house has been built into the bank.



Situated in a conservation area, this charming family home enjoys an open outlook overlooking the tennis courts at Bellfield Park (also with play park, putting green and paddling pool) and is a short walk away from the River Ness and Ness Islands, ensuring easy access to the lovely walks on offer. Pleasantly situated on the east side of the River Ness, this area is also serviced by a local shop and is within walking distance of Eden Court Theatre, Aquadome and Leisure Centre, Inverness Castle the Cathedral and the city centre.

Inverness is an exciting cosmopolitan city with a thriving local economy reflected in its multitude of facilities and high standard of living. The city boasts a superb range of shops and restaurants and has a lively cultural and entertainment scene. Providing good road, rail and air links Inverness allows easy access to a host of outdoor pursuits.

#### Entrance

A gravelled area leads to the front door.

**Entrance Vestibule:** 1.29m x 1.21m

Concealed fuse box and electricity meter. Glazed door to hall.

#### Hall

Doors to lounge and Dining Room. Stairs to first floor.

**Lounge:** 4.25m x 3.81m

Window to front. Living flame gas fire set in a feature tiled surround. Arched alcove with cupboard below.

**Dining Room:** 5.39m x 4.01m at widest points

Window to rear with shelving below. This room has fitted shelving and a fixed desk with filing cabinet. Open to family room. Doors to kitchen/breakfast room and inner hall.

**Family Room** 4.29m x 3.72m at widest

Patio doors to a paved area. Single glazed window to rear. The wall mounted Living Flame electric fire ensures a pleasing focal point.

**Kitchen/Breakfast Room:** 4.74m x 3.54m

Dual aspect room with windows to rear and side (shelving below side window). Range of wall and base units incorporating display cupboards and lighting. Integrated dishwasher and fridge. Electric cooker. Concealed central heating boiler. Ample work surface areas with tiling above. Inset 1½ bowl sink with mixer tap and drainer. Door to large cupboard. Door to rear garden.

#### Inner Hall

Hatch to partially floored loft. Open to cloak area. Doors to utility cupboard and bedroom 4.

**Cloak Area:** 1.09m x 1.05m

Base unit and hanging rail.

**Utility Cupboard:** 1.41m x 1.33m

Plumbed for washing machine. Upright freezer.

**Bedroom 4:** 3.35m x 2.30m approximately

Window to front. Fitted wardrobe with shelf and hanging rail. Door to en-suite.



**En-Suite:** 1.78m x 1.34m

Window to front. White WC, wash hand basin (with Heatstore geezer) and cubicle with Mira shower.

#### Half Landing

Door to bathroom. Further door to deep cupboard with shelving (housing water tanks).

**Bathroom:** 3.52m x 2.10m

Single glazed window to side. White WC, wash hand basin, bath with shower attachment and cubicle with Heatstore Aqua shower.



Fitted suspended unit. Fitted mirror with pelmet and downlighters above.

#### First Floor

Doors to three bedrooms. Door to deep shelved cupboard (with access to loft space).

**Bedroom 1:** 3.85m x 3.49m at widest

Window to front overlooking the tennis courts to play park beyond.



**Bedroom 2:** 3.72m – 2.35m x 3.53m – 2.34m

Window to rear.



**Bedroom 3:** 3.54m x 2.05m

Window to front with shelving below.



**Garden**

The front garden is laid to gravel with bordering beds. To the rear, there is a paved patio area with summerhouse/childrens playhouse. A gate and steps lead up the terraced garden which is laid to grass with an array of mature plants, trees and bushes. Further patio area. Water tap. External store.

**Parking**

Permit parking is available on the street. A resident and visitors permit can be purchased from the Highland Council.

**Extras**

All fitted floor coverings, blinds and curtains, the cooker, freezer, integral dishwasher and fridge together with the summer house/children's playhouse are included in the sale price.

**Services**

Mains electricity, gas and water. Drainage is to the public sewer.

**Council Tax**

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

**Entry**

By mutual agreement.

**EPC**

Band E.

**Viewing**

By appointment through South Forrest Property Department on 01463 250255 or the sellers, evenings and weekends on 01463 231223.

**Directions**

From the town house, travel up Castle Street (castle on your right). At the traffic lights, take a right and travel down View Place into Haugh Road then Island Bank Road. Take a left into Bellfield Park and continue along veering right and No 24 is halfway along on the left hand side of the road.



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