



1A ABERTARFF ROAD, INVERNESS IV2 3NW

Entrance Porch
Hall
Lounge
Dining Room
Kitchen

5 Bedrooms
(1 with ensuite)
Bathroom
Utility Room
Shower Room

Gas Central Heating
Double Glazing
Garage
Garden

Offers Over £340,000

Character, charm and location are the hallmarks of this spacious detached 1 ½ storey home. The spacious lounge leads into the dining area, whilst the kitchen also offers ample space for informal dining. The extension to the rear of the property features triple aspect windows which makes for a very bright and open atmosphere. All bedrooms are of good size, with one having an ensuite and each have fitted wardrobes with plenty space for storage. All bath/shower rooms have been modernised and offer stylish suites. The property benefits from gas central heating, double glazing and has its own garden and garage.

The property is situated in the Crown area of Inverness, which is within walking distance to the city centre. There is also a good range of local shops nearby at Kingsmills including hotels, a cafe, delicatessen, convenience store, bakers, barbers and gift shop. Primary and secondary schooling are also located nearby and there is a bus service which runs from the Crown area to destinations all over the city.

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. Inverness airport provides regular flights to London and seasonal opportunities to go abroad.

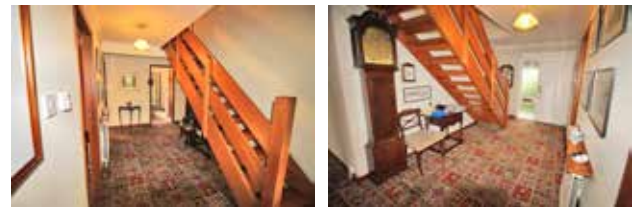
ACCOMMODATION

A small gated parking area accesses the property and garden.

Entrance Porch 2.34m x 1.66m
Steps to porch. Triple aspect windows. Tiled flooring. Door to entrance hall.



Hall 5.18m x 4.97m at widest
Large L-shaped hall. Fitted carpet. Radiator. Wooden stairs to 2nd storey. Door to cupboard housing hanging rail and built in storage shelves. Doors to lounge, kitchen, bedrooms 1 and 2, bathroom and study.



Lounge 6.57m x 4m
Large front facing double aspect window. Built in shelved unit and further built in bookshelves. Wooden feature fire place with tiling and granite harth. Opening to dining area.



Dining Room 3.99m x 5.94m at widest
Ample space for dining. Wooden flooring. Bright and airy room with triple aspect windows. Sliding glass door to patio area. Built in corner storage unit. Sliding door to kitchen.

Kitchen 3.45m x 4.03m
Bright kitchen with fitted base and wall units. Part tiling. Double aspect window facing rear. Integrated wine/beer chiller. Integrated electric oven and hob. Integrated 'Siemens' dishwasher. Space for fridge/freezer. Inset one and a half bowl sink with mixer tap and drainer. Space for informal dining.



Bedroom 1 2.86m x 3.22m
Double aspect window facing rear. Radiator. Fitted wardrobe housing hanging rail with shelving and fuse box.



Bathroom 2.9m x 1.96m
Modern 3 piece suite. WC, wash hand basin and bath with overhead shower. Vinyl flooring. Double aspect window. Mirror with built in light. Large heated towel rail. Part tiling around bath.



Bedroom 2 3.31m x 4.61m
Large double bedroom. Double aspect front facing window. Built in fitted wardrobes with hanging rails and shelves. Further cupboard housing hanging rail and shelving. Door to ensuite.



Ensuite 1.2m x 2.3m
WC, wash hand basin and fitted shower cubicle with adjustable shower head and sliding door. Floor based unit incorporating sink and wall based unit with mirror. Tiled flooring and part tiled walls. Fitted shelf above heated towel rail.

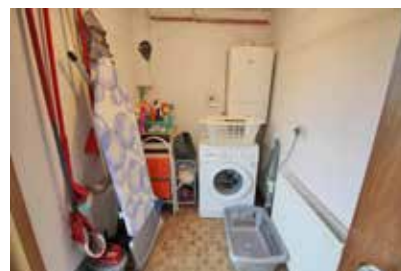
Bedroom 3 3.03m x 3.98m

This room is currently used as a study. Double aspect window facing rear. Radiator. Built in cupboard housing hanging rail and shelves. Door to utility room.



Utility Room 2.63m x 1.57m

Bosch washing machine. Radiator. Worcester boiler. Door to garage. Glass panel door to rear garden.



Stairs from Hall lead to...

Upstairs Landing 1.94m x 1.84m at widest.
Door to large cupboard housing coat hooks and built in shelves. Doors to bedroom 4, bedroom 5 and shower room.

Bedroom 4
5.44m x 5.35m at widest

Very spacious double bedroom. Large triple aspect window facing side. Fitted sink with mirror. Built in wardrobes with hanging rails and shelves. Radiator.



Shower Room
1.68m x 2.4m

Modern shower room with corner shower unit and sliding doors. WC. Wash hand basin with wall mounted cupboard and mirror with light above. Heated towel rail. Tiled floor and part wall tiling. Triple spotlights fitted.



Bedroom 5 (master)
6.76m x 5.38m

Large and spacious double bedroom. Triple aspect window. Fitted sink with mirror. Built in wardrobes with hanging rails and shelving. Radiator.



Garden

Large enclosed garden to rear which leads right round property. Variety of small trees, plants and shrubs around edges of grass. Small wire archway over path.

Extras

All fitted floor coverings and curtains, the washing machine, oven and hob are included in the sale price.

Services

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

Council Tax

Band G

Entry

By mutual agreement.

EPC

Band D

Viewing

By appointment through South Forrest Property Department on 01463 250255.



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