



11A GORDONVILLE ROAD, INVERNESS IV2 4SS

Spacious 4 Bedroom Detached Villa

Entrance Vestibule

Lounge/Dining room

Kitchen/Breakfast room

Utility Room

Shower Room

4 Double Bedrooms
(Master with office/
study room)

Family Bathroom

Underfloor Heating

Triple/Double Glazing

Shed

2 Parking Spaces

Garden

Offers over £245,000

Excellent opportunity to purchase an architect designed detached villa situated in the popular Haugh area of Inverness and within walking distance to the city centre. Built in 2007 to an individual design, this unique property has been well laid out over 2 floors to offer spacious living accommodation. The property benefits from a mixture of triple/double glazing and underfloor heating; there is wide oak flooring throughout and natural stone tiled 'Travertine' floors and walls in the kitchen, bathroom, shower room and utility room. The large open plan lounge offers comfortable living accommodation and benefits from triple aspect windows with integral blinds; a 'Jotul' wood burning stove offers a pleasing focal point to the room. The 'Alno' fitted kitchen with 'Corian' countertop and sink offers a range of quality wall and base units with integrated fittings. There are triple aspect windows/patio doors which offer an abundance of natural daylight; there is a useful utility room off the kitchen. Completing the ground floor is a handy shower room with access also gained from the open plan kitchen. On the upper floor are the 4 bedrooms and family bathroom; all the bedrooms are of good size and benefit from fitted wardrobes and cupboard space. The master bedroom appreciates an office/study room; this could be utilized to an en-suite if desired (Planning permission has been granted for this conversion). Hot, cold and drainage pipes have been run and boxed into

the Office for easy conversion to an En-Suite if desired. Completing the upper floor is the large modern family bathroom benefitting from double shower enclosure. The property offers good cupboard and storage provision throughout. There is an active heat recovery ventilation system installed which circulates fresh air to dry rooms. There is a garden to the side laid with decking and shed; parking space for 2 vehicles to the front. This property would make an ideal home for the growing family.

The property is pleasantly situated on the east side of the River Ness within walking distance of Eden Court Theatre, Aquadome and Leisure Centre, Bught Park, Whin Park and the Floral Hall. The property is conveniently close to the River Ness and Ness Islands ensuring easy access to the lovely walks on offer. The area is serviced by a local shop nearby for everyday essentials and Bellfield Park which is close by offers a play park, paddling pool and tennis courts. Education is provided at Crown primary and Inverness Royal Academy for secondary pupils. There is a regular bus service from the city centre routed to the retail park and all areas of the city.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London.



Entrance Vestibule: 3.01m x 1.37m

Triple glazed windows to front with integral blinds. Floor to ceiling shoe rack. Coat hooks. Glass panel door leads to lounge.

Lounge: 7.00m x 6.65m

Spacious open plan lounge with triple aspect and triple glazed windows with integral blinds. Wood burning stove enclosed in tiled pillars. Cupboard with shelves; book shelves and further fitted shelved area. Under stair cupboard. Stairs from lounge lead to the upper landing. Open plan lounge leads to kitchen.

Kitchen: 5.02m x 3.67m

Large bright kitchen with dual aspect windows and patio doors. Modern 'Alno' well-fitted German kitchen with range of quality wall and base units with integrated appliances including induction hob, fan assisted oven, stainless steel extractor fan and dishwasher. Inset 'Corian' sink and drainer with mixer tap. Ample work surface areas with hard wearing 'Corian' finish. Patio doors to rear garden. Doors lead to utility room and shower room.

Utility Room: 1.87m x 1.58m

Space for washing machine, dryer and freezer. 'Worcester' boiler fitted to wall. Programmer for underfloor heating.

Shower room: 1.89m x 1.87m

Modern shower room with WC, wash hand basin with mixer tap and floor based vanity unit. Fully tiled walls. Enclosed shower cubicle with 'Triton' shower and sliding door. Mirror with light above. Heated towel rail.



Steps from the Lounge lead to:-

Upper landing:

Bright landing with triple Velux windows. Linen cupboard and further cupboard with shelves. Hatch to loft. Doors to 4 bedrooms and bathroom.

Bedroom 1: (Master) 4.11m x 3.58m

Spacious double room with double aspect windows facing front and side. Fitted wardrobe with hanging rail and shelves. Further two cupboards with shelves. Heated towel rail. Door off leads to:-



Office/Study room:

2.91m x 1.79m

Side facing window. Shelves. This room could be utilised as an en-suite as planning permission has already been granted for this conversion.



Bedroom 2: 4.42m x

2.94m

Double room with window to front. Double cupboard with shelves and further single cupboard with shelves. Heated towel rail.



Bedroom 3: 3.54m x 2.88m

Double room with double aspect windows facing front and side. Cupboard with hanging space and shelves. Further cupboard with shelves. Wall cabinet. Heated towel rail.



Bedroom 4: 3.59m x 2.89m

Double room with side facing window and Velux window. Heated towel rail. Fixed wall cabinet. Fitted wardrobe with hanging space and shelves. Further cupboard with shelves.



Bathroom: 3.60m x 2.94m

Velux window. Fitted with WC, wash hand basin set in vanity unit. Double shower enclosure with double glass doors. Towel/linen cupboard with shelves. Wall mirror with inset lights. Tiled walls. Heated towel rail.



Garden

There is a garden with decking to the side of the property. The property is enclosed by wooden fence; small garden area to the front and side. Loc block parking area for 2 cars. Log store. Timber shed.

Council Tax

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

Extras

All fitted floor coverings, light fittings, blinds, integrated fittings including induction hob, oven and extractor hood, dishwasher and shed are included in the asking price. No warranty will be given as to the working order of the white goods.

Services

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

Entry

Entry is by mutual arrangement.

Energy Performance Certificate

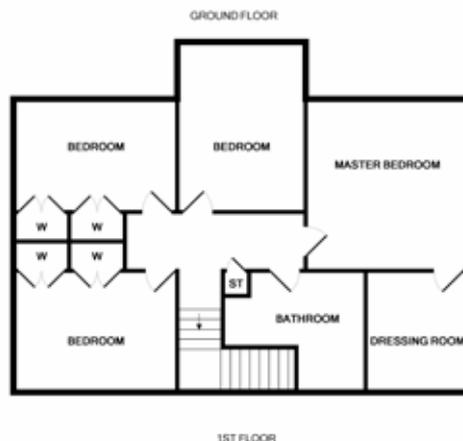
Band C

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the city centre travel up Castle Street. At the traffic lights, take a right and travel down View Place into Haugh Road and then Island Bank Road. Take a left turn into Fraser Street. No. 11A Gordonville Road is at the end of the road on the right hand side.



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