



Innes & Mackay

13 Porterfield Road, Crown, Inverness, IV2 3HW

- DETACHED THREE BEDROOM FAMILY HOME
- LOCATED IN THE DESIRABLE CROWN AREA OF INVERNESS
- WALKING DISTANCE OF LOCAL AMENITIES AND SCHOOLS
- CONSERVATORY
- OFF-STREET DRIVEWAY PARKING
- DETACHED SINGLE GARAGE

**Offers Over
£290,000**



PROPERTY DESCRIPTION

Viewing comes recommended for this detached, stone built family home located in the desirable Crown area of Inverness, within walking distance of local amenities. The property enjoys well-proportioned accommodation throughout comprising, entrance vestibule, hallway, lounge, conservatory, family room/dining room, kitchen, three bedrooms, shower room and utility room. Benefiting from a generous rear garden with detached garage and driveway, this property would make an ideal home for the growing family.

LOCATION

This property is situated in the highly sought after Crown area of Inverness. Local amenities can be found at nearby King's Mills which is a short walk away and include a general store, bakery, deli, pharmacy, pubs and restaurants. Doctor and dental surgeries, together with an optician and vets are also nearby. Younger children attend the very popular Crown Primary School with secondary pupils attending Millburn Academy, both of which are within walking distance. The city centre which is close by offers an extensive choice of shopping, leisure and recreational activities associated with city living and there is easy access to a wide variety of outdoors sports and activities.

GARDEN

The gardens to the front are laid to grass for ease of

maintenance with an array of plants, shrubs and trees. A graveled driveway to the side provides off-road parking and access to the detached single garage. From here, a wooden gate provides access to the rear garden. The graveled path leads to a small decking area and steps lead up to a section laid to lawn, enclosed by mature hedging and featuring a variety of colourful flowers and shrubs.

ENTRANCE VESTIBULE

The front door opens into the vestibule. This area is laid with carpet featuring an open archway leading to the hallway.

HALLWAY

The hallway, also laid with carpet, provides access to the family room and lounge. The staircase leads from here to the first floor landing.

LOUNGE

4.41 x 3.46 (14'5" x 11'4")

The lounge is located to the front elevation and benefits from an electric coal-effect stove set on a tiled hearth with solid wood surround. An alcove with shelving and dual aspect windows provide a pleasing focal point to this comfortable room. Access is provided to the conservatory.

CONSERVATORY

3.15 x 2.73 (10'4" x 8'11")

The Conservatory is a lovely addition to the property and pleasing views can be enjoyed from here out to the rear



garden. This room which has a door to the side is laid with tiled flooring.

FAMILY ROOM

4.39 x 3.72 (14'4" x 12'2")

The family room, which could also be utilised as a dining room, features a cast iron open fire with attractive tiling to the sides and wooden mantle and surround, providing a lovely feature to this bright room. There is a recessed display area with shelving and storage below and additional storage below the window to the side elevation. Carpet completes this room.

KITCHEN

3.34 x 2.30 (10'11" x 7'6")

The kitchen is fitted with wood fronted floor based units and wall mounted cupboards all providing good storage and working areas. There is a stainless steel sink with drainer, freestanding fridge freezer, dishwasher and electric cooker. Vinyl flooring, tiling between the units and glazed door leading to the utility room complete this room.

UTILITY ROOM

3.78 x 1.58 (12'4" x 5'2")

The utility room is a bright area to the rear of the property and is fitted with floor based units, with stainless steel sink inset in the work counter with drainer to the side. Located below the worktop is the washing machine and

part glazed door leads to the rear. Vinyl flooring finishes this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the first floor landing from which access is gained to the three bedrooms, shower room and storage cupboard. A hatch opens into the loft space.

BEDROOM 1

4.34 x 3.45 (14'2" x 11'3")

Bedroom one is a large double room with windows to front and side elevations. Wash hand basin and carpet flooring completes this room.

SHOWER ROOM

2.28 x 2.22 (7'5" x 7'3")

The shower room is furnished with a WC, wash hand basin and shower cubicle housing a mains shower which is finished with attractive wet wall. Window to the rear, heated towel rail and vinyl flooring complete this room.

BEDROOM 2

3.75 x 2.13 (12'3" x 6'11")

The second bedroom located to the front of the property is a double room, laid with carpet.

BEDROOM 3

3.73 x 2.13 (12'2" x 6'11")

The third bedroom located to the rear elevation is also laid



with carpet. Window to the side and large velux window, providing a good degree of natural light.

HEATING

Gas central heating.

GLAZING

Mixed glazing.

PARKING

Ample off-street driveway parking. Detached garage.

COUNCIL TAX BAND - E

EPC BAND - E

SERVICES

Mains water, drainage, gas, electricity, television and telephone points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures and white goods.

VIEWING ARRANGEMENTS

Viewing through Innes and Mackay (01463) 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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