

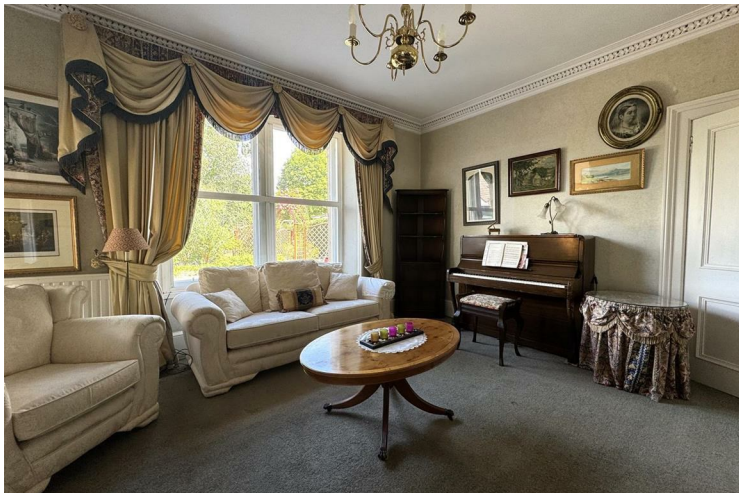


Innes & Mackay

**39 Island Bank Road,
Inverness, IV2 4QT**

- THREE BED SEMI DETACHED VILLA
- STONE BUILT PERIOD PROPERTY
- MANY ORIGINAL FEATURES
- BEAUTIFUL ENCLOSED COUNTRY GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- OFF ROAD PARKING

**OFFERS OVER
£325,000**



DESCRIPTION

Set back from the main road and nestled in lovely mature gardens, this delightful three bed semi detached Victorian style villa offers anyone looking for a traditional home and only by viewing will one appreciate its full potential and spacious accommodation throughout. The property which has gas central heating and is fully double glazed, benefits from many original features including ornate cornicing, ceiling roses original solid wood doors and exposed wooden flooring in some of the rooms.

LOCATION

The property sits in a very sought after area of Inverness, within walking distance of the Ness Islands, in a picturesque setting close to the River Ness with the city centre just 1 mile away. Considered to be the capital of The Highlands, the city offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of large supermarkets. There is also a choice of both primary and secondary schools within the wider city. Transport connections in the city include mainline rail, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is just 10 miles away and offers a good selection of domestic and European flight. The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for

sailing. There are also several golf clubs in and around the city, including Inverness Golf Club and Kings Golf Club with the world famous Castle Stuart Golf Links just 10 miles away.

GARDENS

Access to the property is via a gravelled driveway which has a turning area and ample parking. The gardens to the front are cottage style, with a lovely selection of mature trees and plants along with a feature wooden bridge, archways and climbing roses all adding to the external appeal. The side of the driveway is lined with mature hedging and to the side of the house is a wooden gate which opens through to the side and rear. The rear garden has a small Pergola from which to enjoy the gardens, which have various paved patio areas and a selection of mature shrubs.

ENTRANCE

Front door opens into the entrance vestibule which provides access to the main hallway via a frosted patterned, part glazed door.

HALLWAY

The hallway which is laid with laminate flooring, provides access to the lounge, snug, kitchen and via stairs to the first floor landing.



LOUNGE

4.83m x 4.13m (15'10" x 13'6")

The formal lounge is a comfortable and generous sized room located to the front of the property. A lovely feature of this room are the two arch windows either side of the ornate fire place providing a pleasing focal point. A further window to the front provides good light dimension. Carpet completes this room.

SNUG

3.56m x 3.55m (11'8" x 11'7")

The Snug which can be accessed from the hallway and also from the rear hallway, is laid with exposed wooden flooring, has a window to the side and an original open fire with solid wood surround and marble hearth.

REAR HALLWAY

The rear hallway, which has a part glazed door opening out to the side of the property, provides access to the shower room and onwards to the kitchen.

SHOWER ROOM

1.93m x 1.21m (6'3" x 3'11")

The shower room is furnished with a WC, wash hand basin and recessed tiled shower cubicle housing a mains shower. Grab rail window to the side and tiled flooring completes this room.

KITCHEN

4.94m x 3.51m (16'2" x 11'6")

The bright and airy kitchen is fitted with an ample range of wood fronted floor based and wall mounted units all providing good storage and working areas. Inset in the work counter below the window to the rear is the one and a half bowl sink with drainer to the side, together with an electric hob and pull out extractor hood above. There is an eye level oven with microwave above and integrally fitted is the fridge freezer. Space and plumbing for a washing machine and dishwasher. With space for a dining table, the kitchen is laid with Vinyl flooring and has attractive tiling between the units.

FIRST FLOOR LANDING

Carpeted stairs lead up to the first floor landing where the bathroom is located off. A window to the rear provides an abundance of light to the stairway and further stairs lead up to the three bedrooms.

BATHROOM

2.72m x 1.94m (8'11" x 6'4")

The family bathroom is furnished with a WC, wash hand basin and bath with mains shower over and screen to the side. With tiling above the bath, this room is laid with laminate flooring and has a small hatch opening into the restricted loft space.



BEDROOM 1

4.73m x 4.19m (15'6" x 13'8")

Bedroom one is a generously proportioned room located to the front elevation and is laid with carpet giving a pleasing finish.

Nice views over the front garden can be enjoyed from here.

BEDROOM 2

3.56m x 3.55m (11'8" x 11'7")

The second bedroom located to the rear, is a good sized room and is laid with carpet.

BEDROOM 3

2.91m x 2.10m (9'6" x 6'10")

The third bedroom is a single room located to the front and is laid with carpet.

HEATING

Gas central heating.

GLAZING

Fully double glazed with sash and casement windows.

PARKING

Ample off road parking for a number of cars on the gravelled driveway leading to the front of the property.

COUNCIL TAX BAND

Band E

EPC BAND

Band E44

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, dishwasher, electric hob, oven, microwave and integrated fridge freezer.

SERVICES

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

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property department and the Home Report can be downloaded via the HSPC website.

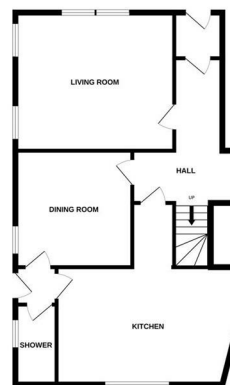






GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of the property and its contents should be taken as a guide only and not relied upon for any purpose.

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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