

50 Old Edinburgh Road

Crown, Inverness, IV2 3PG

Fixed Price £600,000





Overview

- Substantial 5/6 bedroom detached Victorian villa
- Sought after Crown area, close to local amenities
- 4 reception rooms, kitchen/diner, utility, shower room
- 6 bedrooms (6th bedroom/study), family bathroom, shower room
- Enclosed gardens, double entrance drive, double garage, outbuilding
- EPC Band E



Description

Fantastic opportunity to purchase an impressive family home in the sought after Crown district of Inverness. This imposing traditional detached villa dates back to circa 1866 and boast charming period features including high ceilings, cornicing, deep skirting, solid doors, decorative arches and fireplaces. There are 4 reception rooms on the ground floor including the formal lounge, sitting room, dining room and sun room. To the rear of the property is the kitchen/diner which has space for a small dining table and the breakfast bar provides space for more informal dining. The 1960s bespoke kitchen has an electric cooker, dishwasher and integrated fridge/freezer. Off the kitchen is the newly fitted utility room which has a sink, storage, space for a washing machine and tumble dryer and provides access to the outside. Completing the downstairs accommodation is the modern shower room. The impressive stairway with original banister leads to the half landing, where there is a single bedroom and the family bathroom. This room is currently used as an office. Continuing upstairs there are a further 4 substantial sized bedrooms and a further single bedroom. There is gas central heating and double glazing throughout (with secondary glazing in bedroom 6 and the family bathroom). The south facing private gardens are fully enclosed and mostly laid to lawn with a selection of mature trees and shrubs. There is a patio area perfectly placed to enjoy the privacy of the garden. The double drive provides parking for at least 6 cars and leads to a double garage which has power and lights and a further outbuilding, which has the potential to be converted to an office space. Overall, this charming property would be ideal for the discerning buyer looking for a substantial, traditional family home in the sought after Crown area of Inverness.



Room Dimensions

Lounge	(15' 1" x 17' 4") or (4.60m x 5.28m)
Sitting Room	(17' 3" x 15' 2") or (5.26m x 4.63m)
Dining Room	(11' 9" x 14' 7") or (3.59m x 4.45m)
Sun Room	(12' 4" x 18' 8") or (3.76m x 5.70m)
Kitchen	(11' 6" x 15' 4") or (3.50m x 4.68m)
Utility Room	(10' 3" x 7' 1") or (3.12m x 2.17m)
Cloakroom	(4' 1" x 7' 7") or (1.24m x 2.30m)
Shower Room (downstairs)	(8' 10" x 7' 4") or (2.69m x 2.24m)
Bedroom 1	(14' 8" x 12' 0") or (4.48m x 3.67m)
Bedroom 2	(15' 1" x 12' 7") or (4.59m x 3.83m)
Bedroom 3	(15' 5" x 12' 2") or (4.69m x 3.72m)
Bedroom 4	(16' 3" x 12' 5") or (4.95m x 3.79m)
Bedroom 5	(9' 4" x 7' 6") or (2.85m x 2.29m)
Bedroom 6/study	(9' 4" x 7' 7") or (2.84m x 2.30m)
Bathroom	(10' 0" x 7' 5") or (3.04m x 2.26m)





Services

Mains gas, electricity, water and drainage. Satellite, Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Electric cooker, fridge/freezer, dishwasher. Washing machine and tumble dryer.

Council Tax

Band G

Tenure

Freehold

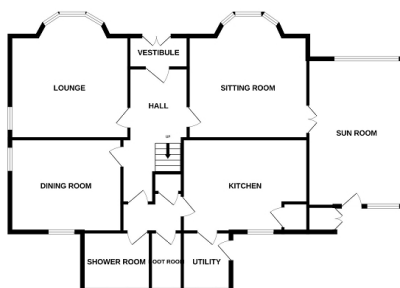
Entry

By mutual agreement.

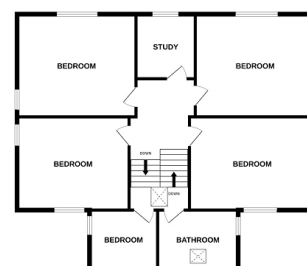
Viewing

To arrange a viewing of this property please contact Louise on 07796 673594 or 01463 233218.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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