

3 Cawdor Road

Crown, Inverness, IV2 3NR

Fixed Price £550,000





Overview

- Impressive 6 bedroom detached Victorian Villa
- Flexible layout throughout with great B&B potential
- Lounge, dining room, kitchen/diner, family room/bedroom 6, utility, WC
- 4 double ensuite bedrooms, shower room, porch, detached 1 bed annexe
- Enclosed garden, workshop, shed, greenhouse, driveway
- EPC Band D



Description

Fantastic opportunity to purchase an impressive family home in the sought after Crown area of Inverness. This substantial traditional detached villa dates back to circa 1896 and has generous proportions throughout. The flexible layout will appeal to a range of buyers, especially families and those needing additional space for home working. The property retains much of its period charm and original features including high ceilings, cornicing, deep skirting, solid doors, decorative arches, alcoves and stained-glass doors. The property has been extended to the rear which includes the addition of the ground floor kitchen/diner and utility room. There are 3 reception rooms on the ground floor including the formal lounge, dining room and family room/bedroom 6. The lounge is located just off the kitchen with tilt and slide patio doors leading to the back garden. The dining room has a traditional bay window, alcove and feature fireplace and has ample room for a large table and 8 chairs. The kitchen/diner has ample space for a dining table and 4 chairs, a large pantry style cupboard and French doors which open to the patio at the rear. The free-standing appliances include a Rangemaster 5 gas burner stove, extractor and fridge. Off the kitchen is a large utility room with tumble dryer and dishwasher and a door leading to the side garden. The bright and airy master bedroom has a feature bay window and en-suite bathroom with jacuzzi bath and separate shower. The family room/6th bedroom and WC complete the accommodation on the ground floor. The impressive staircase leads to the half landing, which houses a shower room. The first floor offers 4 double bedrooms with 3 bedrooms benefitting from ensuite shower rooms. There is double glazing throughout and gas central heating. To the front of the property is a level garden, mostly laid to lawn, with a selection of mature trees and shrubs, a paved path and a driveway leading to the workshop and the 1 bedroom annex. To the side there is a paved path leading to the shed and greenhouse. Overall, this charming property would be ideal for the discerning buyer looking for a substantial family home in the sought after Crown area of Inverness.

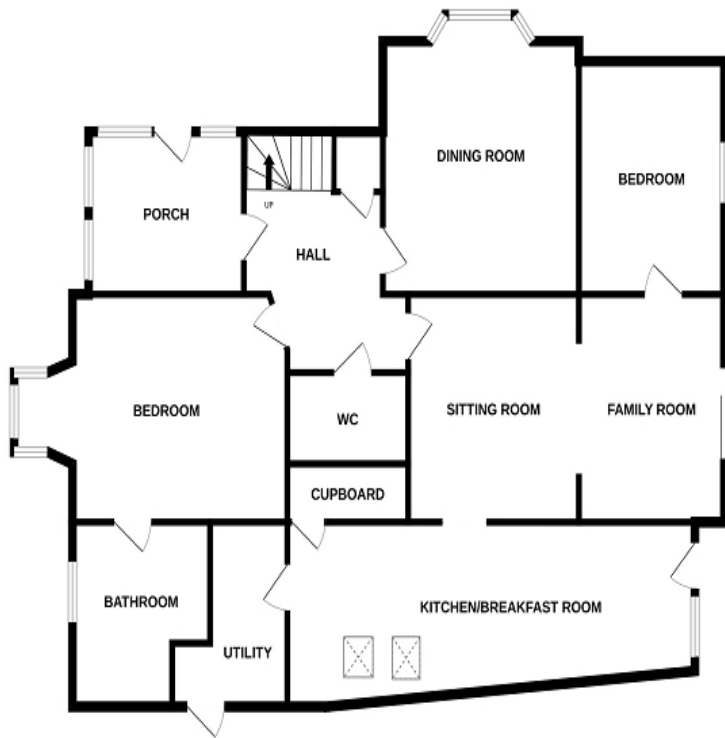


Room Dimensions

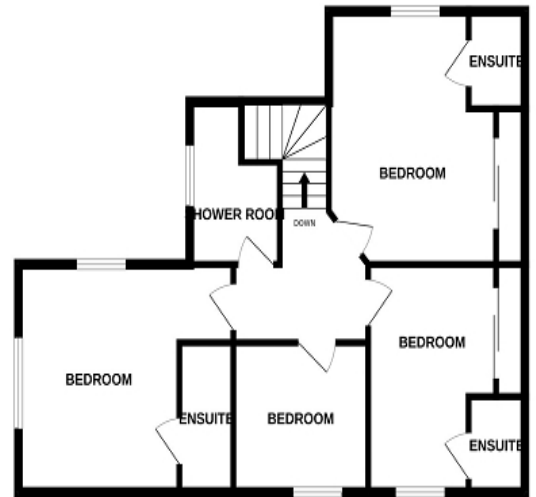
| | |
|------------------------|---------------------------------------|
| Lounge / Diner | (24' 5" x 11' 10") or (7.43m x 3.60m) |
| Kitchen / Diner | (28' 4" x 9' 0") or (8.63m x 2.74m) |
| Dining Room | (18' 1" x 13' 1") or (5.50m x 4.0m) |
| Utility Room | (10' 0" x 10' 9") or (3.04m x 3.28m) |
| Bedroom 1 (downstairs) | (13' 5" x 19' 2") or (4.08m x 5.85m) |
| Bedroom 1 En Suite | (9' 3" x 10' 0") or (2.83m x 3.05m) |
| Bedroom 6 (downstairs) | (9' 9" x 13' 1") or (2.98m x 4.0m) |
| WC | (5' 10" x 4' 8") or (1.78m x 1.42m) |
| Bedroom 2 | (15' 0" x 10' 11") or (4.56m x 3.32m) |
| Bedroom 2 En Suite | (2' 7" x 7' 3") or (0.79m x 2.21m) |
| Bedroom 3 | (12' 5" x 8' 11") or (3.79m x 2.71m) |
| Bedroom 3 En Suite | (4' 3" x 7' 4") or (1.29m x 2.24m) |
| Bedroom 4 | (13' 5" x 8' 4") or (4.09m x 2.53m) |
| Bedroom 5 | (9' 7" x 8' 2") or (2.92m x 2.49m) |
| Shower Room | (5' 9" x 9' 2") or (1.74m x 2.80m) |
| Annex Bedroom 1 | (12' 9" x 9' 10") or (3.88m x 2.99m) |
| Annex Bedroom 2 | (8' 2" x 10' 10") or (2.49m x 3.29m) |
| Annex Shower Room | (2' 5" x 7' 10") or (0.73m x 2.40m) |



GROUND FLOOR



1ST FLOOR



Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Rangemaster stove, extractor, fridge, dishwasher and tumble dryer. 7 CCTV cameras. All wall mounted TVs. Furniture available by separated negotiation.

Council Tax

Band G

Tenure

Freehold

Entry

Immediate entry available.

Viewing

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



Tel: 01463 233218

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