

# 1a Broadstone Park

Crown, Inverness, IV2 3JZ

Offers Over £365,000





## Overview

- REDUCED PRICE, £10k BELOW HR VALUATION!
- Sought after Crown Primary catchment
- Lounge, kitchen, dining/family room, shower room, 4 bedrooms
- Perfect family home or retirement property
- Easy to maintain garden, driveway for 3 vehicles, detached garage
- EPC Band D



## Description

Fantastic opportunity to purchase a deceptively spacious detached villa in the popular Crown area of Inverness. This property offers expansive and flexible living accommodation throughout which will appeal to many. To the front of the property is a sizeable lounge, which is currently used as an office and the dining/family room which both have a feature fire place with open fire. The dining/ family room benefits with bay window, parquet flooring, and provides ample room for a dining table and 8 chairs. The kitchen has good storage and worktop space. Integrated appliances include a 5-ring gas hob, electric hob, microwave and fridge/freezer. Continuing downstairs there are two double bedrooms both with fitted storage and the family shower room. Upstairs there are two good sized double bedrooms with excellent potential to add a further shower room. There is good storage throughout including a front porch, eve storage and the single garage. There is gas central heating and double glazing. The rear garden is easy to maintain and laid to mono block, with the front garden laid to lawn. The driveway offers parking for 3 cars and leads to the single garage.



## Room Dimensions

Lounge / Diner (15' 11" x 19' 9") or (4.84m x 6.01m)

Kitchen (11' 11" x 9' 1") or (3.62m x 2.77m)

Sitting Room/Dining Room (17' 0" x 12' 11") or (5.17m x 3.94m)

Bedroom 1 (downstairs) (16' 1" x 13' 0") or (4.89m x 3.95m)

Bedroom 2 (downstairs) (10' 11" x 11' 1") or (3.32m x 3.39m)

Bathroom (downstairs) (12' 0" x 7' 7") or (3.67m x 2.31m)

Bedroom 3 (13' 10" x 21' 5") or (4.21m x 6.54m)

Bedroom 4 (11' 8" x 9' 10") or (3.55m x 2.99m)





### Services

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

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated appliances include a 5 ring gas hob, electric hob, microwave and fridge/freezer.

### Council Tax

Band F

### Tenure

Freehold

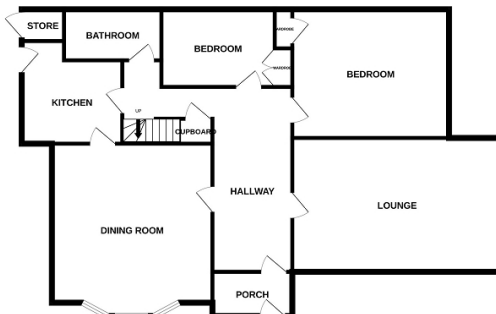
### Entry

By mutual agreement.

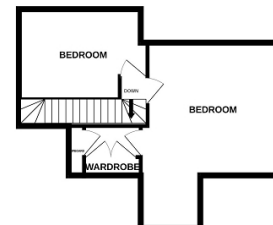
### Viewing

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

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

