

10 Old Mill Road
Kingsmills, Inverness, IV2 3HR

Offers Over £385,000





Overview

- Spacious 4 bed detached villa in sought after location
- Self contained annexe providing two ensuite bedrooms
- Sought after Crown Primary and Milburn catchment area
- Large south west facing garden, roof top sun terrace, driveway
- Non traditional build, no mortgage availability
- EPC Band D



Description

Fantastic opportunity to purchase a detached 4 bedroom house in the Old Mill Road area of Inverness. Immaculately presented with modern decor, a roof top terrace and large enclosed gardens this property will appeal to many. There is a well-appointed lounge which benefits from a feature fireplace with open fire and French doors that open into the conservatory. At the heart of the home is the open plan kitchen/dining/family room with French doors that also open into the conservatory making it an ideal space for entertaining. There is a useful breakfast bar which allows for informal dining and ample room for a dining table and chairs in the dining area. Integrated appliances include a gas hob, double electric oven and dishwasher. Off the dining area is the utility room which provides access to the rear garden, houses the boiler and has space and plumbing for a fridge/freezer, washing machine and tumble dryer. The conservatory provides additional living space with ample room for a dining table, chairs, sofas and armchairs. Continuing on the ground floor there is a double bedroom and a useful WC. Upstairs accommodation consists of three double bedrooms with fitted storage and the family bathroom. The principal bedroom has a feature French door that opens on to a roof top balcony perfectly placed to enjoy the sun. There is double glazing and gas central heating. The large enclosed private rear garden is south west facing, level and laid to lawn. The driveway has parking for 4 vehicles. There is a self contained 2 bedroom annexe with its own entrance, although it can be accessed from the house. Both double bedrooms benefit from ensuite shower rooms, perfect for running as a holiday let. This stunning property, coupled with its gardens and location would make an ideal family home for those looking for something a little bit special!

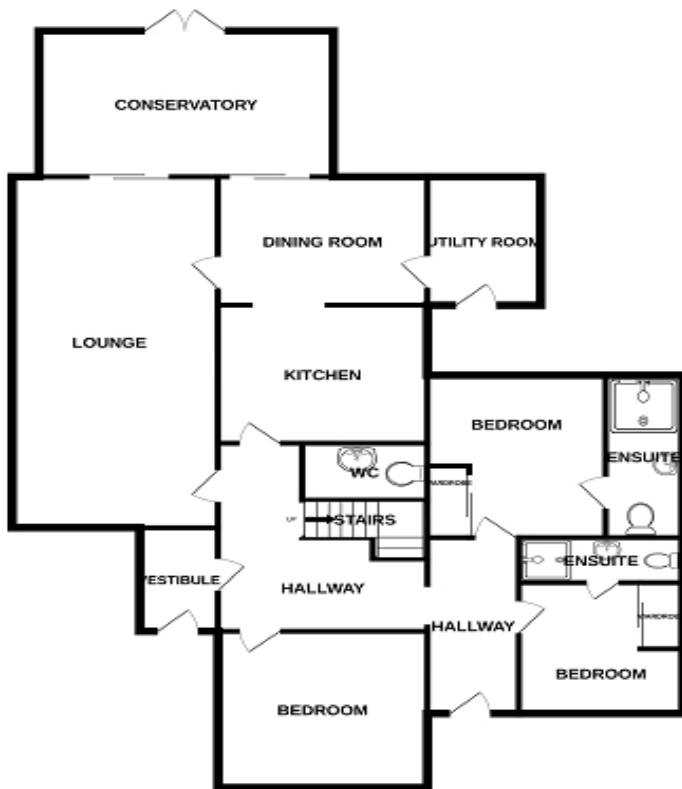


Room Dimensions

Lounge	(11' 11" x 27' 6") or (3.64m x 8.37m)
Kitchen	(12' 10" x 9' 11") or (3.92m x 3.01m)
Dining Room	(13' 1" x 10' 4") or (3.99m x 3.14m)
Conservatory	(11' 10" x 18' 4") or (3.60m x 5.60m)
Utility Room	(6' 11" x 10' 5") or (2.12m x 3.18m)
Bedroom 4 (downstairs)	(12' 11" x 11' 11") or (3.94m x 3.62m)
Bedroom 1	(11' 11" x 16' 10") or (3.64m x 5.14m)
Bedroom 2	(11' 10" x 13' 10") or (3.61m x 4.22m)
Bedroom 3	(14' 1" x 12' 6") or (4.30m x 3.81m)
Bathroom	(10' 9" x 5' 11") or (3.27m x 1.81m)
Annex Bedroom 1	(11' 5" x 12' 6") or (3.48m x 3.80m)
Annex Bedroom 1 En-suite	(8' 1" x 3' 9") or (2.47m x 1.14m)
Annex Bedroom 2	(11' 3" x 12' 8") or (3.44m x 3.86m)
Annex Bedroom 2 En-suite	(2' 11" x 11' 5") or (0.90m x 3.48m)



GROUND FLOOR



1ST FLOOR



Services

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

Extras

All fitted floor coverings, fixtures and fittings including all light fittings. All window blinds. Integrated appliances including gas hob, double electric oven and dishwasher. Some furniture will be available by separate negotiation.

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.



Tel: 01463 233218

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