

53 Union Road

Crown, Inverness, IV2 3JY

Fixed Price £315,000





Overview

- Impressive Victorian end terraced townhouse
- Sought after Crown Primary catchment area
- Lounge, dining room, kitchen, utility
- 4 bedrooms and family bathroom
- Fully enclosed garden, on street permit parking
- EPC Band E



Description

Fantastic opportunity to purchase a stylish townhouse, just a short walk from Inverness City Centre. This impressive traditional end terraced home dates to circa 1880 and has been upgraded while retaining much of its period charm. The property will appeal to many with its well-proportioned rooms and close proximity to amenities and the city centre. The ground floor offers a spacious dining room, which benefits from a feature fireplace with open fire and ample room a dining table, eight chairs and free-standing furniture. The modern kitchen offers an integrated gas hob, double oven, extractor and fridge/freezer. The dishwasher is also included in the sale. There are windows on dual aspects, including a useful window seat with space for a small table and chairs for more informal dining. Off the kitchen is the utility area which has space and plumbing for a washing machine and tumble dryer, which are included. The first floor has an impressive drawing room, ideal for entertaining. This substantial reception space is flooded with light from three large windows and benefits from a feature fireplace with open fire. Bedroom one is a good size double room and the contemporary family bathroom, with separate shower cubicle completes the accommodation on this floor. The top floor offers two good size double bedrooms and a single room. A partially floored loft, and two hall cupboards provide plenty of additional storage and there is double glazing with gas central heating. The garden is to the side of the property, it is enclosed, mostly laid to lawn and is the perfect spot to sit out and enjoy the sun. Overall, this charming property would be ideal for the discerning buyer looking for a unique period property in a sought after location.

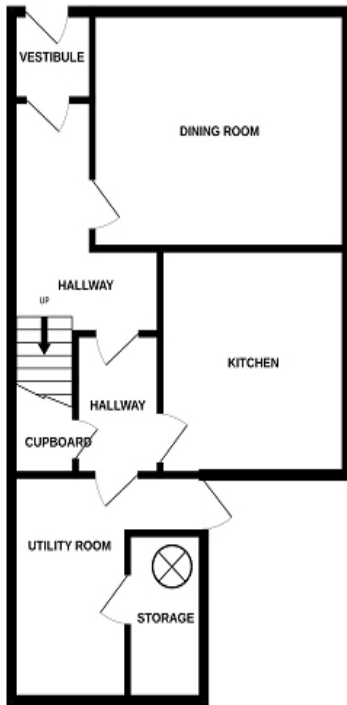


Room Dimensions

Dining Room	(11' 9" x 14' 10") or (3.59m x 4.51m)
Kitchen	(10' 0" x 12' 4") or (3.04m x 3.77m)
Utility Room	(6' 8" x 9' 1") or (2.03m x 2.78m)
Lounge	(11' 5" x 19' 4") or (3.48m x 5.90m)
Bedroom 1	(12' 5" x 10' 2") or (3.78m x 3.10m)
Bathroom	(9' 5" x 8' 5") or (2.86m x 2.56m)
Bedroom 2	(10' 1" x 12' 7") or (3.08m x 3.83m)
Bedroom 3	(11' 8" x 11' 9") or (3.55m x 3.57m)
Bedroom 4	(6' 9" x 7' 7") or (2.07m x 2.31m)



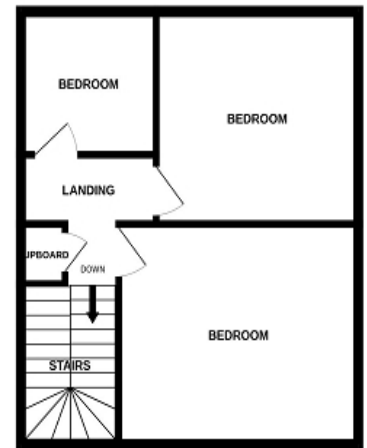
GROUND FLOOR



1ST FLOOR



ATTIC ROOM



Services

Mains gas, electricity, water and drainage. Satellite, telephone and fibre optic broadband.

Extras

All fitted floor coverings, fixtures and fittings. Curtain poles and window blinds. Integrated gas hob, double oven, extractor and fridge/freezer. Dishwasher, washing machine and tumble dryer. Garden shed. Furniture is available by separate negotiation.

Council Tax

Band E

Tenure

Freehold

Entry

To be mutually agreed.

Viewing

To arrange a viewing of this property please contact Emma on 01463 233218 or 07850 407884.



Tel: 01463 233218

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