

43 Fairfield Road

Inverness, IV3 5QP

Offers Over £600,000





Overview

- Impressive 8 bedroom detached Victorian villa
- Substantial accommodation and flexible layout throughout
- 2 reception rooms, kitchen/diner, conservatory, office, bathroom, shower room
- 6 bedrooms with ensuites, 2 top floor bedrooms, cellar with utility and store
- Enclosed gardens, decking and patio areas, large drive, timber garage
- EPC Band E



Unmissable opportunity to purchase an impressive family home on the west side of the River Ness and only a short distance from the city centre. This imposing, traditional detached villa dates back to circa 1868 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. This spacious property retains period charm and original features including wood panelling, high ceilings, cornicing, deep skirting, solid doors, decorative arches, encaustic tiling and fireplaces. There are 3 reception rooms on the ground floor including the formal lounge, dining room and conservatory. The modern kitchen/diner has a raised, fixed breakfast bar with space for six stools which is the perfect place for informal dining. There is a range cooker with an electric hob and six cooking zones, a downdraft extractor fan, two integrated microwaves, dishwasher and an American fridge/freezer, all of which are included in the sale. Set off the kitchen is a fantastic pantry which provides ample space for kitchen storage. Continuing downstairs is a double bedroom with ensuite shower room and the family bathroom with roll top bath. The impressive stairway with original banister and wood panelling leads to the half landing where there is a single bedroom with ensuite shower room. Upstairs there are a further 4 substantial sized bedrooms all with ensuite shower rooms and a useful office. On the top floor there are two top floor bedrooms, a shower room and a large landing area which the current owners use as a dressing room with velux window. In addition, there is a fantastic cellar which currently houses the utility/laundry room with store however, also has potential for a range of uses. The property has recently been fitted with sash and case double glazing throughout and has gas central heating complimented by the wood burning stove. The property has fantastic storage throughout including an entrance porch and storage cupboards on all levels. Outside there is a large driveway with parking for 8-10 cars with a lawn area, which could easily be extended if required. From the conservatory and the kitchen there is access to a decking and patio area which is perfectly placed for complete privacy and for enjoying the sun. The garden sheds are also included in the sale.



Kitchen (13' 10" x 14' 10") or (4.22m x 4.52m)

Dining Room (18' 1" x 20' 0") or (5.52m x 6.09m)

Lounge (16' 8" x 19' 3") or (5.09m x 5.88m)

Conservatory (18' 8" x 8' 10") or (5.69m x 2.68m)

Bedroom 1 (19' 5" x 17' 0") or (5.91m x 5.17m)

Bedroom 1 En Suite (7' 2" x 4' 10") or (2.19m x 1.47m)

Bedroom 2 (12' 2" x 13' 8") or (3.72m x 4.16m)

Bedroom 2 En Suite (6' 3" x 4' 9") or (1.90m x 1.45m)

Bedroom 3 (11' 5" x 15' 1") or (3.49m x 4.60m)

Bedroom 3 En Suite (5' 1" x 5' 8") or (1.54m x 1.72m)

Bedroom 4 (13' 2" x 15' 4") or (4.02m x 4.68m)

Bedroom 4 En Suite (5' 9" x 5' 0") or (1.76m x 1.52m)

Bedroom 5 (10' 0" x 8' 10") or (3.05m x 2.69m)

Bedroom 5 En suite (2' 7" x 8' 2") or (0.79m x 2.48m)

Bedroom 6 (11' 1" x 16' 1") or (3.38m x 4.90m)

Bedroom 6 En Suite (4' 2" x 6' 8") or (1.26m x 2.04m)

Utility Room (11' 1" x 5' 1") or (3.38m x 1.56m)

Bedroom 7 (14' 10" x 11' 2") or (4.52m x 3.41m)

Bedroom 8 (16' 2" x 9' 3") or (4.93m x 2.82m)





Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Range cooker, extractor, two integrated microwaves, dishwasher and American fridge/freezer. Garden sheds.

Council Tax

Currently non domestic rates applied (previously Band G)

Tenure

Freehold

Timber

Full timber report available upon request.

Entry

By mutual agreement.



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