

Cedar Lodge, Inverarnie

Inverness, IV2 6XA

Offers Over £450,000





Overview

- Unmissable opportunity to purchase an impressive 5 bedroom detached villa
- Sought after semi-rural location, yet only 8 miles from the city centre
- Lounge, dining room, sun room, kitchen, utility, shower room, WC
- 5 double bedrooms, 1 located on ground floor, 1 ensuite, bathroom, office
- Driveway, wrap around garden, patio area, large garage
- EPC Band C



Description

A fantastic opportunity to purchase a beautiful family home in the sought after village of Farr. This immaculate property has all the benefits of rural living, whilst still within easy commuting distance of Inverness. The lounge benefits from a bay window which overlooks the beautiful surrounding countryside and a feature fireplace with open fire. The good sized dining room has ample space for a large dining table and 8 chairs. From the dining room there is access to the sun room which has space for sofas and armchairs. The kitchen has good storage and workspace and benefits from a breakfast bar for more informal dining. Integrated appliances include a double electric oven, 5 ring gas hob, extractor, dishwasher and fridge/freezer. Off the kitchen is the large utility room which has space and plumbing for a washing machine and tumble dryer and has a useful separate WC. Completing the downstairs accommodation is a double bedroom and a shower room. Upstairs there are four large double bedrooms and the family bathroom with corner bath tub and separate shower cubicle. All of the bedrooms benefit from fitted storage with the main bedroom also offering an ensuite shower room, walk in wardrobe and linen cupboard. From bedroom 2 there is access to the large office which could be utilised for many purposes. There is double glazing and oil central heating throughout. Outside the gardens are level and mostly laid to lawn with a lovely patio area perfectly placed to enjoy the sun views over the surrounding countryside. The nearby woodlands provide a natural habitat for wildlife including resident red squirrels. The driveway provides parking for 4 cars and leads to the garage which has power and lights. Viewing is essential, as the semi rural location and natural surroundings make this the ideal purchase for those looking for a quiet home whilst being convenient for easy commuting.



Room Dimensions

Lounge	(15' 2" x 16' 4") or (4.63m x 4.99m)
Dining Room	(13' 5" x 10' 9") or (4.09m x 3.28m)
Sun Room	(12' 7" x 10' 9") or (3.83m x 3.28m)
Kitchen	(15' 11" x 10' 8") or (4.86m x 3.26m)
Utility Room	(7' 7" x 11' 9") or (2.30m x 3.59m)
WC	(2' 11" x 1' 0") or (0.90m x 0.30m)
Bedroom 5 (downstairs)	(11' 9" x 11' 9") or (3.59m x 3.59m)
Shower Room (downstairs)	(5' 10" x 6' 7") or (1.77m x 2.01m)
Principal Bedroom	(15' 2" x 14' 3") or (4.63m x 4.35m)
Principal Bedroom En Suite	(10' 9" x 7' 5") or (3.27m x 2.26m)
Bedroom 2	(10' 8" x 10' 9") or (3.24m x 3.28m)
Bedroom 3	(11' 9" x 10' 10") or (3.58m x 3.29m)
Bedroom 4	(10' 8" x 10' 9") or (3.25m x 3.28m)
Office	(10' 11" x 5' 8") or (3.33m x 1.72m)
Bathroom	(7' 5" x 9' 11") or (2.25m x 3.01m)





Floor Space

233m²

Services

Mains electricity, water, private drainage. Oil Heating. Telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles curtains and window blinds. Integrated double oven, gas hob, extractor, dishwasher and fridge/freezer.

Council Tax

Band F

Tenure

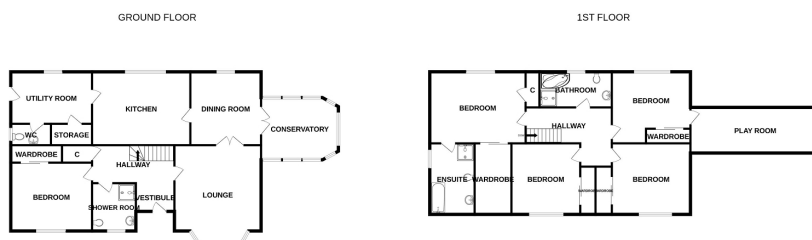
Freehold

Entry

By mutual agreement.

Viewing

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



Tel: 01463 233218

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

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