

46 Island Bank Road

Riverside, Inverness, IV2 4QT

Offers Over £650,000





Overview

- Immaculate 5 bed detached villa in sought after riverside location
- Situated on a generous plot with a private woodland and river views
- Flexible accommodation and fresh, neutral decor throughout
- Fantastic family home or holiday let potential
- Electric gated driveway, full enclosed gardens, double garage, large drive
- EPC Band C



This 2001 built property is set on a generous plot that extends to 0.75 acres and enjoys its own woodland and tiered garden. On the ground floor is the formal lounge which boasts windows on triple aspect and patio doors that open on to the covered patio. The open-plan dining room and sunroom provide a great entertaining space. The dining room has ample space for a large dining table and chairs. The sunroom has space for a sofa and chairs and comes with a feature multi fuel burning stove and French doors giving direct access on the patio. The large kitchen benefits from great worktop space and storage and there is a useful breakfast bar which is perfect for more informal dining. Integrated appliances include a Bosch self-cleaning electric oven, combi microwave, warming drawer, ceramic hob, extractor-hood and dishwasher. There is an American fridge/freezer which is also included in sale. Off the kitchen is the utility room which provides further storage and a washing machine and tumble dryer which are both included in the sale. There is a double guest bedroom with fitted wardrobes and ensuite shower-room. Completing the downstairs accommodation is the useful WC. Upstairs there are four double bedrooms, one of which is currently used as a work-from-home office. The principal bedroom offers an ensuite bathroom with separate shower, dual double fitted wardrobes, and patio doors that open on to the balcony with fabulous river views. The property has a wi-fi controlled, gas central-heating system, backed-up by a linked solid-fuel boiler. The temperature can be adjusted in each room, controlled either from a wi-fi controller or from anywhere, via a cell-phone app. There is double glazing and good storage throughout, including under-stair and hall cupboards, the floored loft space with ladder and light and the double garage. The double garage with remote control doors houses the boiler and has access to the loft space, which has been constructed using habitable roof trusses. This could lend itself to being developed with the appropriate planning consents. The tiered patio areas are laid with Brazilian Slate slabs and are perfectly placed to enjoy the river views. There is a large lawn that leads to the river and a private woodland which adds to the privacy. Garden shed which also included in sale. Driveway provides parking for 8



Room Dimensions

| | |
|----------------------------|--|
| Entrance Hall | (14' 2" x 17' 2") or (4.31m x 5.24m) |
| Lounge | (14' 9" x 22' 5") or (4.50m x 6.83m) |
| Dining Room | (13' 1" x 9' 9") or (3.98m x 2.96m) |
| Sun Room | (18' 1" x 11' 9") or (5.50m x 3.59m) |
| Kitchen | (13' 11" x 11' 9") or (4.24m x 3.58m) |
| Utility Room | (9' 8" x 7' 9") or (2.95m x 2.37m) |
| Wc | (5' 10" x 5' 10") or (1.78m x 1.78m) |
| Bedroom 5 (downstairs) | (12' 6" x 11' 10") or (3.81m x 3.61m) |
| Bedroom 5 En suite | (7' 8" x 4' 9") or (2.34m x 1.44m) |
| Principal Bedroom | (17' 11" x 16' 10") or (5.47m x 5.13m) |
| Principal Bedroom En Suite | (10' 8" x 9' 7") or (3.24m x 2.93m) |
| Bedroom 2 | (14' 6" x 13' 3") or (4.41m x 4.03m) |
| Bedroom 3 | (15' 8" x 8' 9") or (4.77m x 2.67m) |
| Bedroom 4 | (11' 7" x 9' 0") or (3.53m x 2.74m) |
| Shower Room | (10' 10" x 10' 1") or (3.30m x 3.08m) |
| Double Garage | (23' 0" x 20' 9") or (7.02m x 6.32m) |





Floor Area

230m2

Services

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

Extras

All fitted floor coverings, fixtures and fittings including light fittings. Curtains, poles and window blinds. Integrated ceramic hob, extractor-hood, electric oven, combi microwave, fridge/freezer, dishwasher, washing machine and tumble-dryer.

Council Tax

Band G

Tenure

Freehold

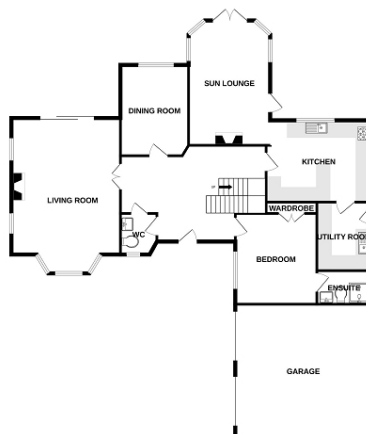
Entry

By mutual agreement.

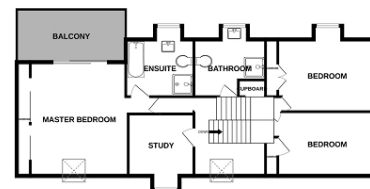
Viewing

Call Louise on 07796 673594 or 01463 233218.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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