

49 Montague Row

Central, Inverness, IV3 5DX

Offers Over £300,000





Overview

- Beautifully presented 3 bedroom Victorian end terraced villa
- Lounge, open plan kitchen/dining/family room, sun porch, bathroom
- Excellent residential location on the west side of Inverness
- Ideal for families and professionals alike
- Enclosed gardens, large timber garage and drive for one vehicle
- EPC Band D



Description

Built in the late 1800s this beautifully presented Victorian family home has been tastefully upgraded and extended over the years. Many of the original features have been retained such as ornate cornices, original doors and high ceilings. The spacious entrance hallway gives access to the ground floor rooms and the impressive feature staircase leads to the upper floor. The bright lounge to the front elevation is well appointed with a bay window and a feature wood burning stove. The modern fitted kitchen has integrated appliances, a breakfast bar and is open plan with the spacious family/dining room. There is a useful utility area, access to the rear courtyard and an adjoining sun porch. Upstairs, the bright and airy landing gives access to the three bedrooms and the modern family bathroom. The family bathroom comes with a bath with mains shower over. There is gas central heating and double glazing throughout. A useful hall cupboard and a floored loft provide additional storage. The front garden is laid to grass and bordered by shrubs, trees and flowers. There is a timber garage to the side with a parking space for one vehicle. To the rear is a south westerly facing paved courtyard, private and ideal for entertaining. Overall this is a spacious family home, in excellent decorative order and in close proximity to all city amenities.



Room Dimensions

Lounge (16' 5" x 11' 11") or (5.00m x 3.64m)

Kitchen / Diner / Family (19' 0" x 20' 11") or (5.78m x 6.38m)

Sun Porch (12' 2" x 4' 7") or (3.70m x 1.39m)

Bedroom 1 (13' 1" x 11' 10") or (3.99m x 3.61m)

Bedroom 2 (11' 9" x 11' 1") or (3.59m x 3.38m)

Bedroom 3 (7' 10" x 6' 11") or (2.39m x 2.11m)

Bathroom (10' 6" x 6' 11") or (3.20m x 2.11m)





Floor Area

110m²

Services

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

Extras

All fitted floor coverings. Fixtures and fittings including light fittings. Curtain poles and window blinds. Integrated kitchen appliances including a gas hob, electric oven, extractor, fridge/freezer and dishwasher. Timber garage.

Council Tax

Band E

Tenure

Freehold

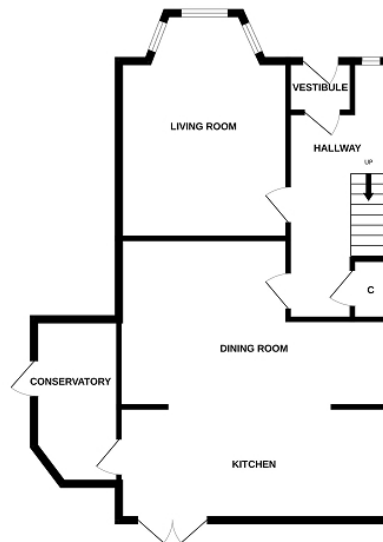
Entry

By mutual agreement.

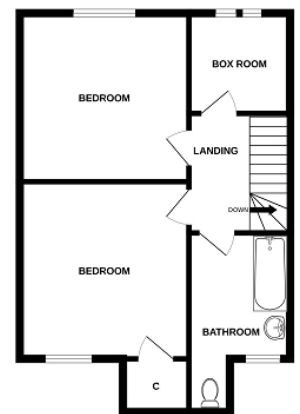
Viewing

Call Emma on 01463 233218 or 07850 407884.

GROUND FLOOR



1ST FLOOR



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