

**24a Southside Road, Crown,**  
Inverness, IV2 3BG

**Fixed Price £470,000**



**\*\*\*FIXED PRICE - 5K BELOW HR VALUE\*\*\***







## Overview

- Impressive 5 bedroom detached bungalow
- Sought after Crown area, close to local amenities
- Lounge, sitting room, dining room, study, kitchen, utility
- 5 bedrooms, bathroom, shower room, WC
- Private enclosed gardens, double garage and drive
- EPC band D



## Description

Fantastic opportunity to purchase an impressive family home in the sought after Crown district of Inverness. This lovely property is situated at the end of a pillared driveway, on a good sized plot, in a quiet private location and comes with new bathrooms, carpets and fresh decor throughout. This unique bungalow with basement conversion offers spacious and flexible accommodation throughout which will appeal to a range of buyers, especially families and those needing additional space for home working. There is a large bright lounge with windows on dual aspect and a feature open fire. The kitchen has ample units and surface space with integrated electric hob, oven, extractor, fridge and free-standing dishwasher. Adjacent is a useful utility room and WC. There is a formal dining room with windows on dual aspect overlooking the front of the property. Continuing the ground floor are 3 double sized bedrooms all with fitted storage, a study/office, and a modern shower room. On the lower floor is a sitting room, two generously appointed bedrooms and a modern bathroom. There is double glazing and gas central heating throughout. The property benefits from ample storage with two large hall cupboards, two basement rooms and a partially floored loft with Ramsay ladder. Outside, well maintained gardens surround the property, which are mostly laid to lawn, with a selection of mature trees and shrubs. There are two patio areas ideal for alfresco dining and a summer house. There is a driveway for several vehicles which leads to a double garage with power and lights. Overall, this lovely property would be ideal for the discerning buyer looking for a substantial family home in the sought after Crown area of Inverness.





## Room Dimensions

Lounge	(14' 9" x 22' 8") or (4.50m x 6.90m)
Kitchen	(11' 3" x 11' 7") or (3.44m x 3.54m)
Utility Room	(8' 4" x 12' 5") or (2.55m x 3.78m)
Dining Room	(11' 9" x 11' 9") or (3.58m x 3.59m)
WC	(4' 5" x 5' 6") or (1.34m x 1.67m)
Bedroom 1	(11' 5" x 11' 7") or (3.47m x 3.54m)
Bedroom 2	(8' 7" x 11' 5") or (2.61m x 3.47m)
Bedroom 3	(8' 6" x 13' 7") or (2.58m x 4.14m)
Office	(20' 6" x 8' 5") or (6.24m x 2.56m)
Shower Room	(7' 5" x 7' 11") or (2.27m x 2.42m)
Sitting Room	(10' 4" x 18' 10") or (3.16m x 5.74m)
Bedroom 4	(12' 10" x 15' 0") or (3.90m x 4.57m)
Bedroom 5	(10' 10" x 21' 1") or (3.31m x 6.43m)
Bathroom	(6' 6" x 7' 7") or (1.98m x 2.30m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated electric hob, oven and extractor, fridge, separate dishwasher and Freezer. Summer house. Other items may be available under separate negotiation.

#### Services

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

#### Tenure

Freehold

#### Council tax

Band G

#### Viewing

To arrange a viewing of this property please contact Karine 01463 233218



**Tel: 01463 233218**

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

[info@tailormademoves.co.uk](mailto:info@tailormademoves.co.uk)

[www.tailormademoves.co.uk](http://www.tailormademoves.co.uk)



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.