

1 Beaufort Road, Crown,
Inverness, IV2 3NP

Offers Over £485,000





Overview

- Impressive double fronted Victorian semi detached villa
- sought after Crown Primary school catchment area
- Spacious accommodation with many period features
- lounge, dining room, family room, kitchen/diner, shower room
- 4 bedrooms, ensuite shower room, family bathroom, 2 attic rooms
- EPC Band D



Description

Fantastic opportunity to purchase an impressive family home in the sought after Crown district of Inverness. This lovely traditional double fronted semi detached villa dates back to 1896 and is full of character, with original features including fireplaces, high ceilings, solid wood doors and deep skirtings. There are 3 public rooms to choose from, a formal lounge with double aspect windows, spacious dining room and a cosy family room. All benefit from original fire surrounds, two with gas fires and one with a wood burning stove. The stylish kitchen/diner has ample cupboard and worktop space and offers integrated appliances including an induction hob, double oven, microwave, and dishwasher. The American fridge/freezer is also included in the sale. There is an abundance of natural light from the trifold doors running the full width of the room, with plenty of space for a large dining table and 6 chairs. A useful shower room completes the accommodation on the ground floor. The first floor offers 3 double bedrooms, ensuite shower room, single bedroom, family bathroom and walk in wardrobe/storage. There are two attic rooms on the top floor which has been utilised for storage. The owners have architect drawings to convert this into additional accommodation, subject to the appropriate planning approvals. There is gas central heating and double glazing throughout, which the exception of the family room. The rear garden is mostly laid to lawn, fully enclosed and established with trees, shrubs and planting. There are 2 patios well placed to enjoy the sun throughout the day. The drive provides parking for 1 car and there is on street permit parking. Overall, this charming property would be ideal for those looking for a substantial family home, in walk in condition.



Room Dimensions

Lounge	(13' 9" x 19' 8") or (4.18m x 6.00m)
Dining Room	(13' 1" x 13' 1") or (4.00m x 3.98m)
Family Room	(11' 10" x 13' 8") or (3.61m x 4.17m)
Kitchen / Diner	(16' 5" x 20' 3") or (5.00m x 6.16m)
Shower Room	(6' 4" x 6' 5") or (1.93m x 1.96m)
Principal Bedroom	(15' 3" x 15' 5") or (4.65m x 4.69m)
Principal Bedroom En Suite	(5' 9" x 5' 9") or (1.76m x 1.74m)
Bedroom 2	(12' 4" x 13' 2") or (3.75m x 4.01m)
Bedroom 3	(12' 8" x 12' 2") or (3.86m x 3.70m)
Bedroom 4	(7' 5" x 12' 4") or (2.26m x 3.75m)
Bathroom	(5' 1" x 10' 6") or (1.54m x 3.20m)





Services

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

Extras

All fitted floor coverings, fixtures and fittings. All light fittings, with the exception of the lounge and dining room. Curtain poles and window blinds. Integrated appliances include the induction hob, double oven, microwave and dishwasher. American fridge/freezer. Garden Shed.

Tenure

Freehold

Council tax

Band G

Viewing

To arrange a viewing of this property please contact Karine on 01463 233218 or 07919 176787.



Tel: 01463 233218

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