

# Riverview

Farr, Inverness, IV2 6XG

Offers Over £425,000







### Overview

- Rare opportunity to purchase an impressive 5 bedroom detached villa
- Individually designed with flexible accommodation throughout
- Scenic location with grounds extending to approximately 3 acres
- Envious semi-rural location, yet only 6 miles from the city centre
- Driveway for several vehicles and large workshop,
- EPC C



### Description

A fantastic opportunity to purchase an impressive family home, set within approximately 3 acres stretching to the river Nairn in the semi-rural location of Farr. This sizeable property has all the benefits of rural living, whilst still within easy commuting distance of Inverness. Individually designed and architect supervised in 2007, this spacious property has scenic views across the countryside and offers well appointed rooms with flexible living accommodation throughout. The formal lounge with feature woodburning stove is flooded with light from windows on triple aspect. There is a well appointed kitchen/diner with ample room for a large table and 6 chairs and there are patio doors which open into the garden. The kitchen comes with gas rangemaster, fridge/freezer, and dishwasher. Adjoining the kitchen is a study/family room, there is also a useful utility room and WC. Completing the ground floor is a double bedroom with a fitted wardrobe. Upstairs there are 4 further bedrooms all with fitted storage and a large family bathroom. The generously sized principal bedroom benefits from an ensuite shower room. There is excellent storage throughout, including a partially floored loft with ladder and light. The property is completed with double glazing, oil central heating and LPG gas supply to the rangemaster. The grounds surrounding the property are mostly laid to lawn with a large gravel drive way and generous workshop. The extensive 3 acre grounds extend down to the river Nairn and are fully fenced in. Overall, this contemporary build offers scenic views across the countryside making it an ideal purchase for those looking for a quiet and secluded home, whilst being convenient for easy commuting.



## Room Dimensions

|                            |                                       |
|----------------------------|---------------------------------------|
| Lounge                     | (21' 7" x 14' 5") or (6.57m x 4.39m)  |
| Kitchen / Diner            | (13' 5" x 21' 7") or (4.08m x 6.57m)  |
| Utility Room               | (5' 7" x 12' 9") or (1.69m x 3.88m)   |
| Office/Bedroom             | (9' 5" x 13' 10") or (2.88m x 4.21m)  |
| WC Toilet                  | (5' 5" x 4' 2") or (1.66m x 1.27m)    |
| Principal Bedroom          | (12' 0" x 15' 7") or (3.65m x 4.76m)  |
| Principal Bedroom En Suite | (5' 5" x 6' 8") or (1.64m x 2.02m)    |
| Bedroom 5                  | (13' 10" x 9' 4") or (4.21m x 2.85m)  |
| Bedroom 2                  | (12' 11" x 10' 0") or (3.93m x 3.05m) |
| Bedroom 3                  | (9' 10" x 15' 7") or (2.99m x 4.76m)  |
| Bedroom 4                  | (8' 3" x 8' 8") or (2.52m x 2.64m)    |
| Bathroom                   | (9' 1" x 6' 7") or (2.78m x 2.01m)    |







#### Floor Area

205m2

#### Services

Mains electricity, water, private drainage/septic tank. Oil Heating, LPG gas for Range Cooker. Telephone and broadband.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All blinds. Range cooker and extractor. Workshop.

#### Council Tax

Band F

#### Tenure

Freehold

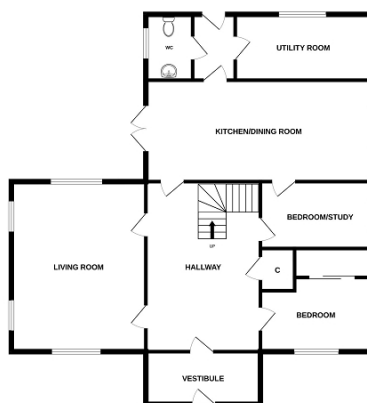
#### Entry

By mutual agreement.

#### Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



1ST FLOOR



**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.