

# Kinkell House, 11 Old Edinburgh Road

Crown, Inverness, IV2 3HF



**Fixed Price £450,000**







## Overview

- Substantial period property, perfect for a variety of purposes
- Located in the sought after Crown area of Inverness
- Close to city centre, tourist attractions, amenities and excellent schooling
- Flexible accommodation over two floors, plus basement rooms
- Spacious plot with gardens, ample parking, garage and car port
- EPC Band E



An exciting opportunity to purchase a substantial and character-filled semi-detached villa in the highly desirable Crown area of Inverness. Just a short distance from the city centre, local amenities, and excellent schooling, this impressive home offers spacious and flexible accommodation across two floors, plus basement rooms. The property has many original Victorian features and has been previously extended to accommodate extra living and sleeping space. The ground floor features an impressive formal lounge/dining room with original features including cornicing, a fireplace and box window, and is a fantastic entertaining space. The proportions lend this room for a variety of uses; including a games room big enough for a snooker table and more. The second lounge/family room also has the original fireplace and feature box window, and leads into the bright garden room, perfect for relaxing throughout the year. The well-equipped kitchen comes with ample storage and a Kenwood range and is complemented by a utility room with access to the side garden and carport area. A ground floor bedroom with en-suite bathroom and an additional shower room completes this floor. Upstairs, the property offers a further 4 ensuite bedrooms, perfect for family and guests, and another 2 rooms that can be utilised as a home office, music room or play rooms. The family bathroom and a shower room complete this floor. A significant bonus is the generously sized basement, with sub divided areas which is partially lined and fitted with power and lighting, offering exciting potential for many uses, including home offices, games rooms or further development, subject to the appropriate planning permissions. The property has gas central heating and a mix of single and double glazing. Outside, the property has grounds which lie to the front and side of the property and feature a lawn area, flowerbeds, patio space for outdoor dining, and a tranquil pond. A gravelled driveway provides ample off-street parking and leads to the car port and detached garage, which can be accessed from both Old Edinburgh Road and Mitchell Lane.





Lounge / Diner	(23' 0" x 16' 7") or (7.00m x 5.05m)
Family Room	(32' 1" x 19' 1") or (9.79m x 5.81m)
Garden room	(17' 8" x 10' 4") or (5.38m x 3.15m)
Kitchen	(16' 10" x 20' 0") or (5.12m x 6.09m)
Utility Room	(8' 8" x 6' 0") or (2.64m x 1.84m)
Principal Bedroom (downstairs)	(12' 11" x 16' 5") or (3.94m x 5.0m)
Principal Bedroom En Suite	(4' 11" x 8' 4") or (1.50m x 2.54m)
Shower Room (downstairs)	(4' 11" x 8' 4") or (1.50m x 2.54m)
Bedroom 2	(8' 0" x 8' 7") or (2.44m x 2.61m)
Bedroom 2 En Suite	(4' 11" x 6' 5") or (1.50m x 1.95m)
Bedroom 3	(16' 7" x 8' 10") or (5.05m x 2.69m)
Bedroom 3 En Suite	(4' 11" x 6' 1") or (1.50m x 1.86m)
Bedroom 4	(14' 3" x 16' 7") or (4.35m x 5.05m)
Bedroom 4 En Suite	(5' 1" x 6' 5") or (1.56m x 1.96m)
Bedroom 5	(15' 5" x 9' 5") or (4.71m x 2.88m)
Bedroom 5 En suite	(66' 5" x 10' 4") or (20.25m x 3.14m)
Office/Music Room	(10' 5" x 9' 3") or (3.18m x 2.81m)
Office/Playroom	(14' 2" x 16' 3") or (4.33m x 4.96m)
Upstairs Bathroom	(8' 6" x 8' 3") or (2.60m x 2.52m)







### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Kenwood range with electric double oven and gas hob, extractor. Dishwasher, washing machine and tumble drier. 3 large dressers. 2 sheds.

### Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband available.

### Council tax

Band G

### Entry

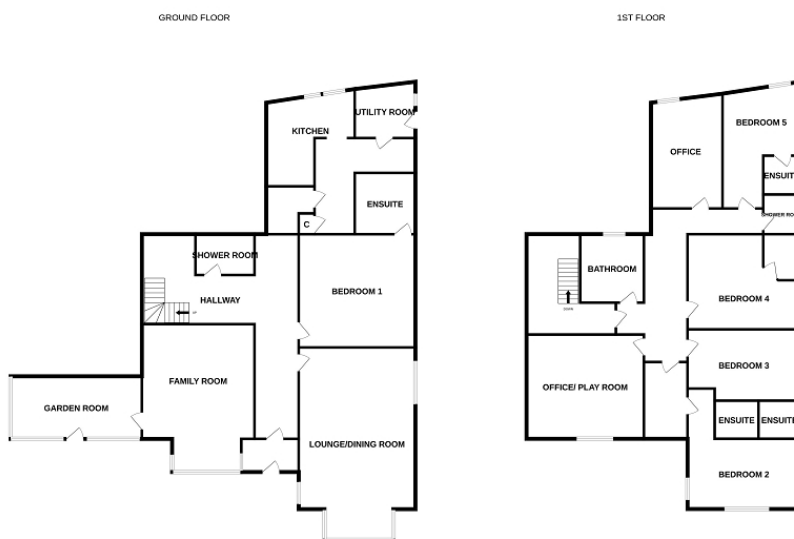
By mutual agreement

### Floor Area

374m2

### Viewing

To arrange a viewing, please contact Travis on 07402405946 or 01463 233218.



**Tel: 01463 233218**

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