

Broadstone Lodge, 1 Broadstone Park

Crown, Inverness, IV2 3JZ



Fixed Price £550,000





Overview

- Reduced fixed price, 25k below Home Report value.
- Sought after Crown Primary catchment, close to local amenities
- 4 reception rooms, 4 bedrooms, 4 ensuite, basement, utility, WC
- Rewired throughout, new air source heat pump installed
- Enclosed garden, off street parking for two cars, patio area
- EPC Band D



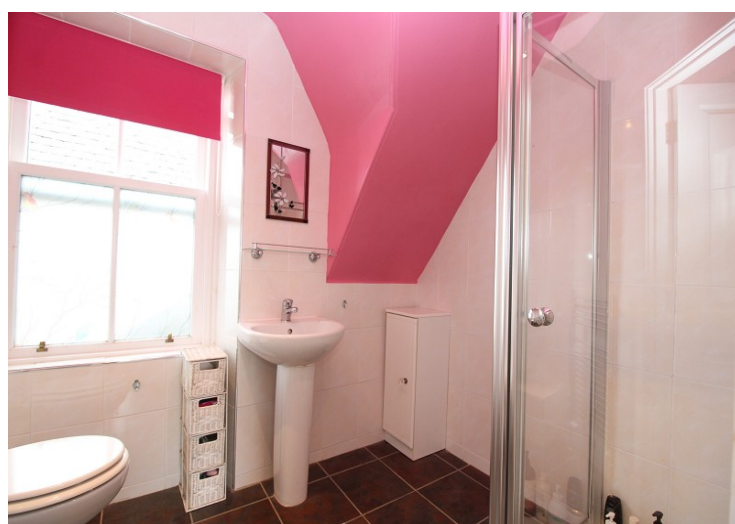
Description

Fantastic opportunity to purchase an impressive family home in the sought after Crown district of Inverness. This spacious sandstone villa dates back to circa 1860 and has generous proportions throughout and will appeal to those looking to put their own stamp on a period property. There is an abundance of period charm and original features including high ceilings, cornicing, deep skirting, solid doors, decorative arches, sash & case windows and fireplaces. The current owners have had the property re-wired; installed a high spec air source heat pump central heating system; fitted new cast iron traditional radiators throughout; and stripped and repaired walls. There are four reception rooms on the ground floor including the formal lounge, sitting room and dining room. The lounge is currently used as a bedroom and benefits from windows on dual aspects, an Edinburgh press and fireplace with wood burning stove. The dining room offers bay windows, a feature fireplace with open fire, and ample space to accommodate a large dining table and chairs. The kitchen has a good selection of units, granite worktops, a Belfast sink and a Rangemaster cooker. There is an American Fridge/freezer and space plumbing for a dishwasher. Off the kitchen is the useful utility which has space and plumbing for a washing machine and tumble dryer and also provides access to the basement. The basement is a good size and houses the water tanks for the central heating system. Completing the downstairs accommodation is a useful WC. From the hallway the beautifully carved wooden banister leads to upper floor which provides 4 double bedrooms. Three of the bedrooms have ensuite shower rooms. The main bedroom has plumbing and space for a large ensuite bathroom. This property benefits from new air source heat pump central heating system, additional loft insulation and some walls have thermal lining paper. There is excellent storage throughout including three large hall cupboards. The garden areas are private and ready to be laid to lawn, there is a patio area to the rear and off-street parking for four cars. Overall, this charming property would be ideal for the discerning buyer looking for a substantial family home in the sought after Crown area of Inverness.



Room Dimensions

Sitting Room	(15' 11" x 12' 11") or (4.86m x 3.93m)
Formal Lounge	(16' 0" x 19' 10") or (4.88m x 6.04m)
Dining Room	(12' 10" x 18' 9") or (3.92m x 5.72m)
Kitchen / Diner	(12' 7" x 14' 0") or (3.83m x 4.26m)
Utility Room	(8' 7" x 7' 0") or (2.62m x 2.14m)
WC	(5' 5" x 4' 11") or (1.65m x 1.51m)
Bedroom 1	(15' 9" x 11' 8") or (4.81m x 3.56m)
Bedroom 1 En Suite	(15' 9" x 7' 7") or (4.81m x 2.30m)
Bedroom 2	(19' 7" x 12' 0") or (5.97m x 3.65m)
Bedroom 3	(10' 2" x 12' 7") or (3.09m x 3.83m)
Bedroom 3 En Suite	(8' 5" x 9' 3") or (2.56m x 2.82m)
Bedroom 4	(12' 7" x 13' 5") or (3.83m x 4.09m)
Bedroom 4 En Suite	(15' 10" x 13' 3") or (4.83m x 4.04m)
Basement	(13' 3" x 11' 11") or (4.03m x 3.62m)
Annex	(9' 2" x 15' 10") or (2.80m x 4.83m)
Annex Ensuite	(8' 8" x 3' 0") or (2.64m x 0.91m)





Floor Area

261m²

Services

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

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Range cooker. American fridge/freezer.

Council Tax

Band G

Tenure

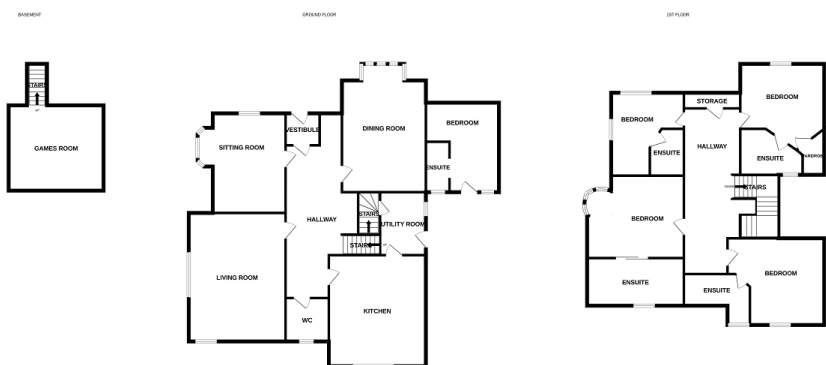
Freehold

Entry

By mutual agreement.

Viewing

Please contact Louise Hamilton on 07796 673594 or 01463 233218



Tel: 01463 233218

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

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