



Services

Mains water, electricity, gas, and drainage.

Extras

All carpets and fitted floor coverings. Curtains, blinds, dishwasher, washing machine and tumble dryer.

Heating

House: Gas central heating. **Annex:** Electric heating.

Glazing

Double glazed windows throughout, with the garden room having triple glazed windows.

Council Tax Band

E

Viewing

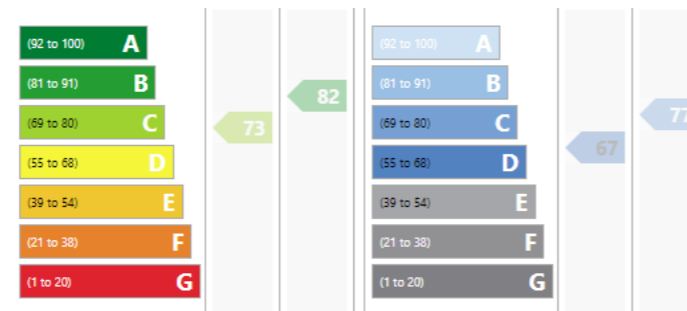
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £320,000
A full Home Report is available via Munro & Noble website.



15A Bellfield Park Inverness

IV2 4TA

A well presented, six bedroomed, semi-detached house which has gas central heating, gardens, a carport and an attached annex.

OFFERS OVER £320,000

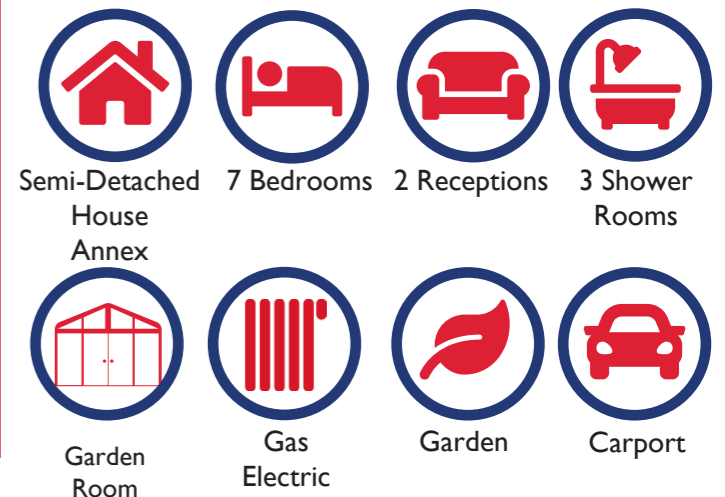
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Bedroom Four



Bedroom Five



Bedroom Three



Bedroom Two



En-Suite Shower Room



Lounge



Kitchen/Diner



Kitchen/Diner



Garden Room



Shower Room



Annex Lounge



Property Description

15a Bellfield Park is a substantial, six bedroomed, semi-detached villa, with an attached one bedroom annexe that occupies an enviable plot in this seldom available area of Inverness and is just a few minutes walk from the city centre. It has been designed for everyday family living and offers spacious accommodation that is spread over two floors. The property offers a wealth of features including Karndean flooring which runs throughout the entire ground floor; a well-placed garden room, an en-suite shower room, double glazed windows, gas central heating and off-street parking. On entering the property via the glazed, front door you are met with an entrance hall, off which can be found a cosy, but sizable lounge with feature gas fire providing a focal point and a kitchen/diner with garden room off. The well-appointed, kitchen/diner forms heart of the home and provides ample space for a large table and chairs. It is fitted with wall and base mounted units with worktops, has complimentary splashbacks, ample storage provisions, and integral appliances including a gas hob with extractor fan over, a double oven/grill and a dishwasher. The garden room is open plan to the kitchen and provides further space for relaxing, entertaining guests and overlooks the rear garden grounds. The first floor accommodation comprises a split level landing which leads to six bedrooms, four of which are double rooms, a family shower room and gives loft access via two separate hatches. The principal bedroom lies to the front elevation and benefits from an en-suite shower room. Both the en-suite and family shower room are modern and comprise a wash hand basin, a WC, a shower cubicle with mains shower, and are both completed with stylish wet-walling. Bedroom six is currently used as a handy craft room, but could also be utilised as a study/home office.

The annex boasts its own independent access from the rear elevation, and can also be accessed from the inner hall via the kitchen in the main house. It comprises a hallway, kitchen, a bright, front facing lounge, and a bedroom with en-suite shower room. The accommodation is well-proportioned throughout, benefits from double glazed windows, electric heating, and will appeal to a wide range of prospective purchasers including those looking for a home with a granny annex, or a property with great holiday letting potential.

Externally, the front garden is of low maintenance as its laid to paved slabs and has a number of shrubs and is enclosed by walling. A tarmac driveway and carport provides off-road parking and leads to the private rear garden. This attractive space is tiered, and is array with a number of colourful shrubs and hedges, while having a perfectly positioned patio area to enjoy the sunshine. Steps rise to area suitable for a BBQ and a further seating area which is a mixture of lawn, paving, and hedges, and partial views towards to the city can also be enjoyed from here. Only by viewing can one fully appreciate accommodation on offer, as well as its desirable location.



Annex Kitchen



Annex Bedroom

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 4.39m x 4.47m
- Kitchen/Diner/Garden Room
Approx 3.02m x 6.45m x 5.90m*
- Landing
- Bedroom One
Approx 2.30m x 3.79m*
- Bedroom Two
Approx 2.66m x 4.98m*
- En-Suite Shower Room
Approx 1.75m x 2.46m
- Bedroom Three
Approx 3.96m x 2.76m
- Shower Room
Approx 2.34m x 1.61m
- Bedroom Four
Approx 4.00m x 3.04m
- Bedroom Five
Approx 3.67m x 3.36m
- Bedroom Six
Approx 3.03m x 2.51m*
- Annex
- Lounge
Approx 5.07m x 4.24m
- Bedroom
Approx 3.87m x 3.28m
- En-Suite Shower Room
Approx 2.81m x 1.81m
- Kitchen
Approx 6.22m x 1.98m
- *At widest point

