



Annfield Road, Inverness, IV2 3HX

Offers Over £400,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Spacious three bedroom detached bungalow
- Located in the popular Crown area, Inverness
- Extensive garden grounds
- Garage and considerable off-street parking
- Gas fired central heating
- Double glazing
- Security alarm system
- Early entry available
- Home report available on request
- Accompanied viewings by appointment, 7 days a week

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This beautiful bungalow is in the Crown area of Inverness, one of the City's most exclusive areas. Constructed in 1956, 18 Annfield Road also benefits from the build quality notable for that era. A long, sweeping drive gives access to a generous parking area and integrated garage. The house opens into a spacious hallway through a solid wood linen-fold style door.

The blue-painted sitting room is large with a darker blue feature wall and polished stone fireplace, creating a welcoming focal point when entering. The coved ceiling and glazed double patio doors add to the sense of spaciousness in the room. The dining room is decorated in taupe and white, giving a lovely garden view and access to the conservatory. With full-height windows, the conservatory is constructed almost entirely of glass and offers a fabulous view of the paved patio areas and the lawn.

The kitchen is in two parts and is finished with white floor units and several glazed and white wall cabinets. Marble worksurfaces are extensive, and the L-shaped setting leaves plenty of room for preparation, plus space for a table and chairs. The cooking area and sink is located just beyond the main body of the kitchen, providing a separate and spacious area for serving and cleaning up.

The bungalow's generous 136m² means that its bedrooms are comfortably sized. The principal bedroom is painted blue to give a relaxing, peaceful feel. Striking white and mirror-fronted wardrobes create an attractive area for storage and the white vertical radiator and white joinery ensure the room is both cosy and stylish. Double-aspect windows offer fabulous views of the garden. The second bedroom is decorated in taupe with another attractive garden view. This room also benefits from a similar mirrored wardrobe and vertical radiator. The room offers plenty of space and is a comfortable and elegant-looking retreat.

The third bedroom is located just beyond the dining room. Its proximity to the dining room and conservatory creates the potential of a delightful suite of adjoining living spaces, echoed in its current use as an office. Decorated in robin egg blue, it captures the south-facing light beautifully and pairs well with the adjacent dining room. The shower room is finished in a blend of long grey tiles and stylish textured finishes, complementing the high-quality shower room fittings. Featuring a large glass-walled walk-in shower enclosure and striking white vessel basin and WC, this space also benefits from an extensive vanity unit and granite top. A large, obscure glass window offers masses of natural light.

The garden has open views across Inverness to the countryside beyond. It is enclosed with fencing and hedges and has substantial, well-maintained lawn areas. Beautifully designed and cared for, the garden also features many areas of mature planting, herbaceous borders and gravelled terracing. Utility areas are discreetly set aside for sheds, a drying green, storage and a greenhouse. This stunning property is presented in excellent decorative care and has many elegant touches. With its spectacular location and just a few minutes' walk from the city centre, it could be a substantial family home, or a superb property for a couple nearing retirement.

ABOUT INVERNESS

Inverness is a beautiful city on the mouth of the River Ness. Surrounded by hills, it offers stunning views of mountains and historical architecture. The University of the Highlands and Islands, Inverness campus, which opened in 2015, is set to ensure that the city has the talent required to serve the needs of the Highlands for many years to come. The city annually plays host to the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k. There are excellent sports facilities in the city, including the Inverness Ice Centre, Highland Rugby Club, Inverness Harriers Amateur Athletics Club, hosted by Inverness Leisure which also offers a sports club, gym and swimming pool complex. Other outdoor pursuits such as cycling, horse riding, kayaking, sailing and hiking are also well catered for. There are two cinemas and the Eden Court Theatre offers an excellent choice of drama, comedy and a variety of other shows, arts and crafts. Inverness is the capital of the Highlands and has experienced continued growth over many years. A vibrant northern city, with lots of inward investment and excellent job prospects. The upgrading of the A9 between Perth and Inverness and the A96 between Inverness and Aberdeen to dual carriageway, is set to see further room for development in the years ahead. Inverness Airport at Dalcross, links the city not only to London but to several European cities.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: F

EPC Rating: D (64)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.



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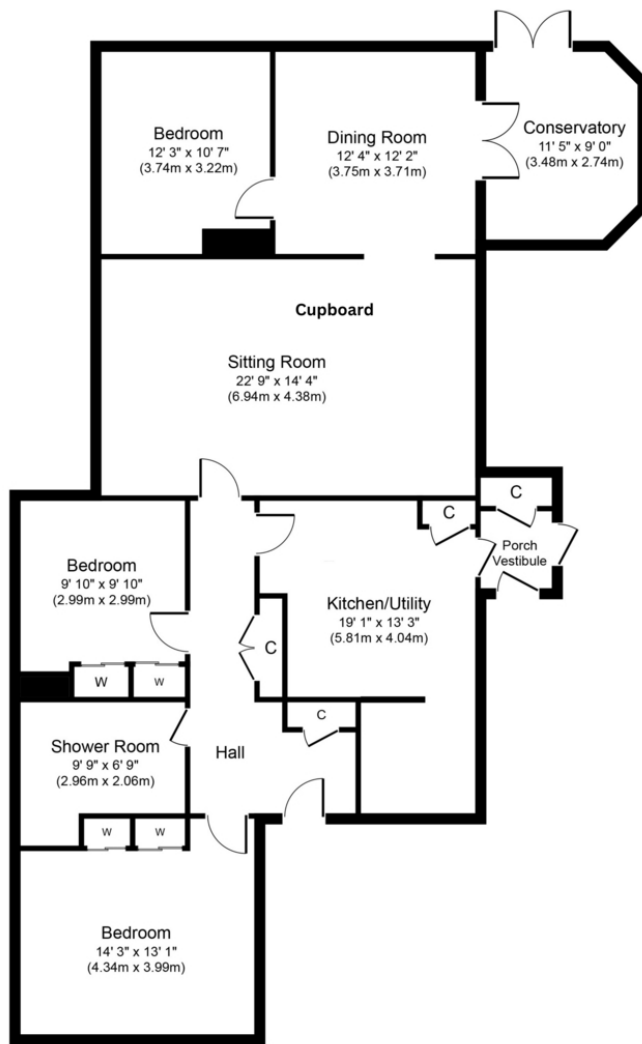


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 136 m²

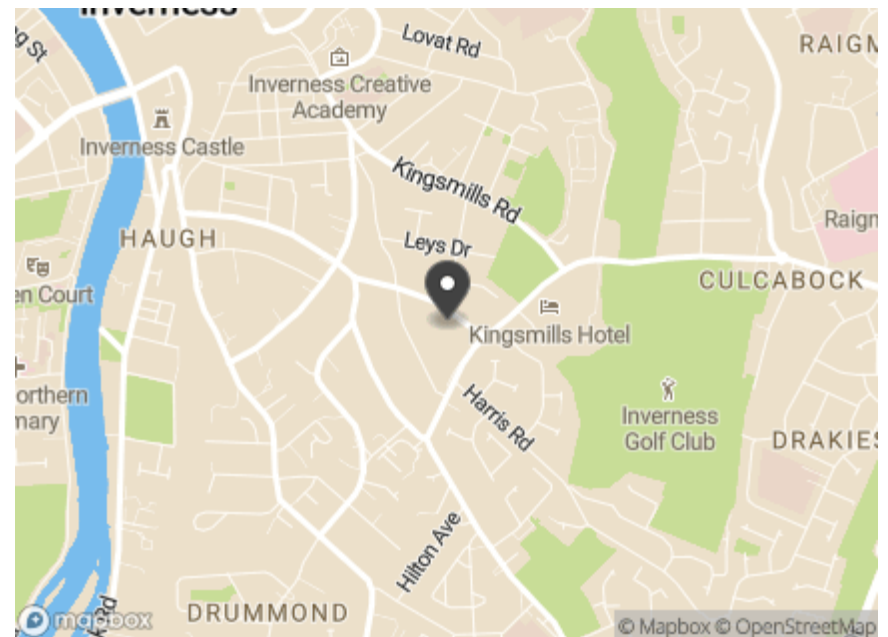




Approximate Floor Area
1,480 sq. ft.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	56	78
EU Directive 2002/91/EC		



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