



60 Midmills Road, INVERNESS, IV2 3QL

Offers Over £395,000

REF: 60952





description

Located in the highly desirable Crown area of the City, this deceptively spacious five-bedroom, semi-detached property is close to an excellent range of facilities and is within walking distance of the City Centre, along with being within easy reach of the Highlands and Islands University Campus, Raigmore Hospital, and Inverness Airport. Built circa 1890, the B-listed building has been sympathetically upgraded over the years yet retains much of its original period character including deep skirtings and high ceilings. The property benefits from gas fired central heating complimented by an open fire in the lounge and wood burner in the family room, off street parking and a private rear garden. Offering very well-proportioned rooms with ample storage, this versatile property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate this charming property and highly sought after location.

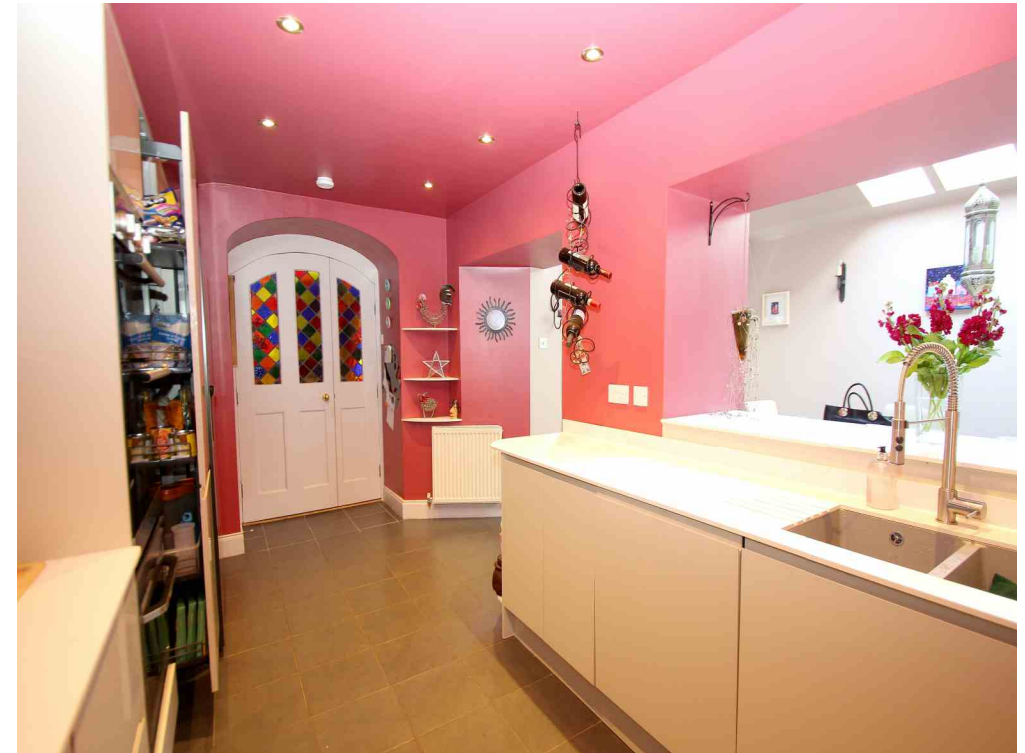
The accommodation consists of; an entrance vestibule; inner hallway with store cupboard; cloakroom with WC and wash hand basin; family room with wood burning stove providing a welcoming focal point; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, integrated microwave/oven, separate oven & grill, induction hob, American style fridge/freezer, wine cooler and open plan dining area which in turn has glass doors opening to the garden; utility room with washing machine; lounge with an open fire set on a slate hearth and doors opening to a porch and on to the rear patio; rear hall with office/store room. On the first floor is the master bedroom with window seat and en-suite facilities comprising a WC, wash hand basin and electric powered shower; family bathroom comprising a three piece in white with free standing mains fed shower; two double bedrooms.

On the upper floor are two further large bedrooms, one with fitted storage and sitting/dressing area; shower room comprising a WC, wash hand basin and mains fed shower.

Externally the property sits in good sized garden ground ideal for entertaining. There are two areas laid to lawn with a good selection of mature shrubs and bushes, entertaining space with a pizza oven and BBQ, a workshop/summer house, fully insulated garden room, workshop with work bench and wood built store shed with bike storage. A gated driveway to the front of the property leads to a parking/turning area.

The Crown area of the city offers an excellent range of facilities including a general store, delicatessen, chemist and Post Office, along with a good selection of hotels, cafe's and restaurants. Education is provided at Crown Primary School or Millburn Academy, both of which are within easy walking distance.

Inverness, the main business and commercial centre in the Highlands is also within walking distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Vestibule	1.72m x 1.11m (5'8 x 3'8)
Hall	4.18m x 2.38m (13'9 x 7'9)
Kitchen	5.50m x 3.06m (18'0 x 10'0)
Dining Room	5.31m x 2.46m (17'5 x 8'0)
Family Room	5.69m x 3.96m (18'8 x 13'0)
Lounge	5.15m x 3.81m (16'11 x 12'6)
Bedroom 1	4.20m x 4.23m (13'9 x 13'11)
En-Suite	2.12m x 1.47m (6'11 x 4'9)
Bedroom 2	5.06m x 3.23m (16'6 x 10'6)
Bedroom 3	5.72m x 3.78m (18'9 x 12'5)
Bedroom 4	5.12m x 4.32m (16'9 x 14'2)

Bedroom 5	6.94m x 5.12m (22'9 x 16'9)
Bathroom	3.31m x 2.90m (10'9 x 9'6)
Shower Room	1.83m x 1.51m (6'0 x 4'11)
Cloakroom	2.21m x 1.62m (7'3 x 5'3)
Utility Room	2.47m x 1.36m (8'0 x 4'6)
Rear Hall	3.77m x 1.20m (12'3 x 3'11)
Porch	3.49m x 1.84m (11'5 x 6'0)
Store Room	2.80m x 1.15m (9'2 x 3'9)
Garden Room	4.16m x 3.39m (13'8 x 11'0)
Workshop/Summer House	3.61m x 2.22m (11'9 x 7'3)
Workshop	2.84m x 2.64m (9'3 x 8'8)







General

All floor coverings, light fittings, curtains, blinds and white goods are included in the asking price. Most other items of furnishings can be made available by separate negotiation.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band F

EPC Rating

D

Post Code

IV2 3QL

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

RC/JD/KENZ1219/1

Price

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Directions

From the City Centre take Millburn Road. Just after the Chieftain Hotel, turn right onto Diriebught road and then on to Midmills road. Continue up the hill and just at the top of the hill the property is on your left with the green wooden gate.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



