



19 Old Mill Road,
Kingsmills,
Inverness, IV2
3HR

Offers Over
£650,000



- Stunning detached family home with annexe in the Kingsmills area
- Sought after Crown Primary and Millburn Academy catchment
- Lounge, kitchen/diner/family room, dining room, WC
- 4 bedrooms, ensuite, 2 bathrooms, games room/bar, gym, garage
- Beautiful landscaped private rear garden, balcony and hot tub
- EPC band C

A fantastic opportunity to acquire this beautiful, spacious and versatile detached family home, offering generous accommodation across two levels and featuring a self contained annexe ideal for extended family, guests or use as a holiday let. The main house provides bright, well proportioned living spaces, including a welcoming lounge with feature fireplace and media wall, a separate dining room and an expansive modern kitchen fitted with quality Neff integrated appliances including an induction hob, two ovens, fridge/freezer, dishwasher and washing machine. There is also a breakfast bar, perfect for casual dining. The adjoining family room opens onto an attractive balcony that overlooks the rear garden, creating a lovely indoor-outdoor flow. This elevated space is perfect for morning coffee or evening relaxation, offering a pleasant vantage point across the landscaped grounds. From the balcony, a set of steps leads directly down into the garden, providing easy access to the outdoor seating areas, lawn and hot tub. A convenient WC completes the ground floor. Upstairs, the property offers four bedrooms, including a generous principal bedroom with ensuite, together with a modern family bathroom. Three of the bedrooms benefit from built in wardrobes. The attached annexe offers excellent independent living, with its own kitchen, living room, bedroom and bathroom, making it ideal for flexible multigenerational living or private guest accommodation. The kitchen is well equipped, including an integrated hob, oven and hood, along with a freestanding washing machine and fridge/freezer providing everything needed for fully self contained living. The annexe has been recently redecorated with new carpets throughout, giving it a bright and welcoming feel.

LOCATION: The property is situated in the Kingsmills district of Inverness and is in an ideal location for easy access to Inverness city centre, which is approximately a 15 minute walk away. Local amenities include the Kingsmills shopping precinct, including delis, pharmacy, newsagents, cafés and 2 hotels. Primary schooling is available at sought after Crown Primary school, with secondary students attending the Millburn Academy. A regular bus service runs to city centre which offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Inverness City enjoys excellent communications by road, rail and is served by an International airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include an induction hob, two ovens, extractor, fridge/freezer, dishwasher and washing machine. The hot tub is also included in the sale.

Furniture is available by separate negotiation. Please ask the selling agent for more details.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 232m²

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge

14'2" x 12'5" (4.34 x 3.79)

Family Room

13'10" x 13'0" (4.22 x 3.97)

Kitchen/Diner

9'3" x 22'8" (2.82 x 6.93)

WC

3'1" x 6'7" (0.95 x 2.02)

Dining Room

13'6" x 12'5" (4.12 x 3.79)

Principle Bedroom

13'4" x 23'5" (4.07 x 7.16)

Ensuite

4'9" x 9'8" (1.47 x 2.95)

Bedroom 2

13'6" x 11'8" (4.12 x 3.56)

Bedroom 3

8'11" x 9'10" (2.72 x 3.01)

Bedroom 4

12'7" x 15'10" (3.85 x 4.85)

Bathroom

11'8" x 7'1" (3.57 x 2.17)

Bar/Games Room

11'7" x 27'7" (3.54 x 8.42)

Gym

22'7" x 18'0" (6.90 x 5.50)

Annex Lounge

12'1" x 10'0" (3.70 x 3.07)

Annex Kitchen

7'4" x 12'0" (2.26 x 3.68)

Annex Bedroom

7'10" x 10'11" (2.41 x 3.34)

Annex Bathroom

6'5" x 6'0" (1.98 x 1.85)





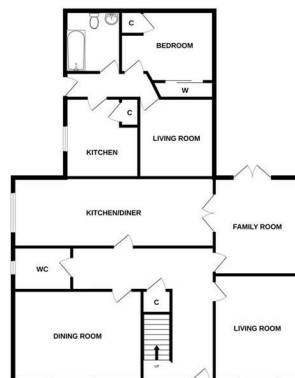


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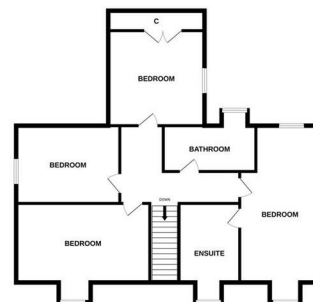
The Greenhouse Beechwood
Business Park
Inverness
Highland
IV2 3BL

E: info@tailormademoves.co.uk
T: 01463 233218

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions or mis-measurements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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