

Innes & Mackay

1 Abertarff Road, Crown, Inverness, IV2 3NW

- FIVE BEDROOMS
- SEMI DETACHED VICTORIAN VILLA
- RETAINING MANY ORIGINAL FEATURES
- FORMAL LOUNGE
- FAMILY ROOM
- ENCLOSED GARDENS TO REAR
- GARAGE
- OFF ROAD PARKING

Offers Over £525,000





DESCRIPTION

This charming semi-detached Victorian villa is located in the highly desirable district of Crown, Inverness. This property has been thoughtfully designed and decorated throughout, whilst retaining many of it's original features such as high ceilings with coving, solid wood doors and deep skirtings along with exposed wooden flooring. The spacious accommodation includes five bedrooms, modern bathroom, three public rooms, kitchen, dining room, and shower room. This impressive home also benefits from a private garden to the rear together with a detached single garage and ample off-street parking.

LOCATION

This property is located in the highly sought-after Crown District of Inverness. Crown is mostly made up of traditional Victorian properties and has long been considered the most prestigious of locations within the city. There are a good range of local amenities including a general store, bakery, deli, pharmacy, doctor's surgery, pub and hotels. Younger children attend the very popular Crown Primary School with secondary pupils attending Millburn Academy, both of which are within easy walking distance. The city centre is also within walking distance and offers an extensive choice of shopping, leisure and recreational activities.

GARDENS

The mature gardens to the front and rear which are enclosed with fencing. The front garden enjoys shrubs and trees. There is a driveway to the side of the property with ample space for several cars, this leads to a garage. The rear garden is laid to grass and also enjoy large shrubs along the fence line for extra privacy.

ENTRANCE VESTIBULE

A large front door opens into the vestibule which allows access to the hallway via a partially windowed door. Patterned Mosaic flooring gives a pleasing entrance to this property.

HALLWAY

Laid with engineered oak flooring the hallway provides access to the family room, formal lounge, kitchen, dining room, shower room and stairs leading to the first floor.

FORMAL LOUNGE

5.13m x 4.91m (16'9" x 16'1")

The formal lounge is a bright and neutral room with large bay windows allowing natural light to illuminate the room. This spacious room has the added features of an open fire and detailed cornicing along the high roofline. Neutral carpet completes this room.

FAMILY ROOM

6.37m x 4.29m (20'10" x 14'0")

This bright and generous in size lounge is located to the front of the property with large bay windows providing the natural light to flood the room. The lounge benefits from a gas fire, three radiators, shelving and storage along with detailed cornicing along the roofline and ceiling rose. Double glass paned doors lead into the dining room. Exposed wooden flooring completes this room.

DINING ROOM

4.40m x 4.25m (14'5" x 13'11")

The dining room is accessed from double paned ,doors or a single door from the hallway. The dining room is fitted with wall and base units. There is room for a large dining room table. Large windows





looking out to the side of the property fills the room with light. Laminate flooring completes this room.

KITCHEN

4.28m x 2.99m (14'0" x 9'9")

Laid with laminate flooring the kitchen is accessed through an alcove from the dining room, fitted with floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is a sink with draining board and the gas hob with electric oven under and extractor hood above. There is space for a washing machine, tumble dryer and fridge/freezer. Part glazed double doors open out to the rear garden.

SHOWER ROOM

2.52m x 1.81m (8'3" x 5'11")

The shower room is furnished with a dual flush WC, wash hand basin and a walk in shower cubicle housing a mains shower. Tiled flooring and walls provide effortless maintenance. A bevelled window and large mirrors complete this room.

SNUG/BEDROOM 6

4.52m x 3.30m (14'9" x 10'9")

This bright and spacious room benefits from a gas fire with tiled surround, a large window out to the rear of the property. Carpet completes this room.

FIRST FLOOR LANDING

The first floor landing is accessed via the wooden staircase which is laid with a carpet runner leading up to five bedrooms, bathroom and storage cupboard. An arched window not only provides a pleasing feature but also allows a flood of natural light to this area and the first floor landing. A hatch allows access to the loft space.

BEDROOM 1

4.54m x 3.63m (14'10" x 11'10")

Bedroom one is laid to carpet and located to the the rear of the property with a large window looking out to the rear garden.

BEDROOM 2

4.44m x 4.29m (14'6" x 14'0")

Bedroom two is a bright and spacious room located to the front of the property with two large windows looking over the front garden. There are free standing wardrobes providing ample storage. A neutral coloured carpet completes this room.

BEDROOM 3

The third bedroom is a single bedroom to the front of the property. Carpet completes this room.

BEDROOM 4

Bedroom four benefits from a large window looking out to the front of the property. Built in shelving provides extra storage. Carpet completes this room.

BATHROOM

The bathroom is furnished with WC, sink with cupboard storage and a bath with a over the head electric shower. Laid with carpet, this room has a bevelled window to the side.





BEDROOM 5

Bedroom five is located to the rear of the property enjoying views over the city of Inverness. Carpet completes this room.

HEATING

Gas central heating.

GLAZING

Double glazed.

PARKING

Ample off road parking leading to the single garage.

COUNCIL TAX BAND - G

EPC - BAND D57

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, tumble dryer, dishwasher, gas hob and double oven. Wardrobes in bedroom two.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

HOME REPORT

A copy of the Home Report is available via Innes and Mackay's website

























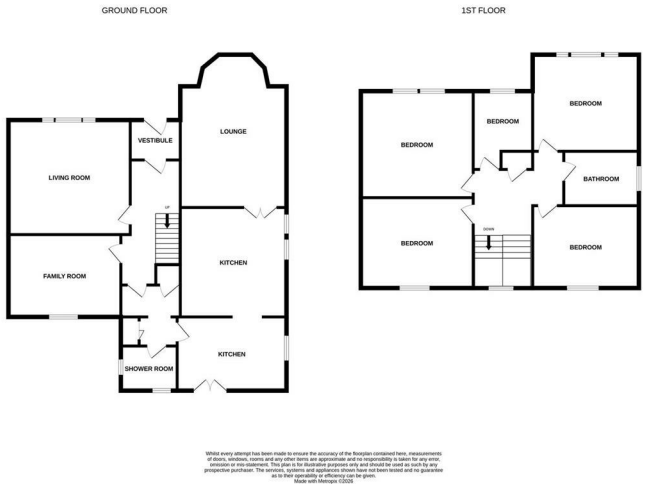












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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