

# Dryburgh House, 63 Haugh Road

Inverness, Haugh, IV2 4SD



**Offers Over £385,000**







## Overview

- Substantial 3 storey Victorian semi detached villa in prime location
- Sought after Crown primary school catchment
- Lounge, kitchen/diner, utility, WC, 3 bedrooms, 2 ensuites and shower room
- Versatile upper floor with 4th bedroom and living area
- Enclosed gardens and private parking for up to 3 cars
- EPC Band D



## Description

A fantastic opportunity to acquire this spacious semi-detached Victorian villa on Haugh Road, Inverness. Perfectly positioned within walking distance of the city centre, the property combines timeless period charm with modern comforts, spread across three generous floors. This charming home showcases a wealth of original features, including high ceilings, deep skirtings and beautiful cornicing. With 4 bedrooms and two ensuite bathrooms, the home is thoughtfully designed to accommodate both family life and entertaining. The ground floor welcomes you with an entrance hallway leading to a formal living room with traditional detailing, a log burner, and patio doors that open directly onto the rear garden, enhancing the indoor-outdoor flow. A well-appointed kitchen/diner includes a dedicated dining space and is equipped with integrated appliances including single oven complemented by a gas hob and extractor fan an additional combination oven/microwave, coffee machine, fridge freezer, and dishwasher. The kitchen also offers generous worktop surfaces and ample storage throughout, making it ideal for both everyday cooking and entertaining. Adjacent to the kitchen, a practical utility room offers generous cupboard space for storage and functionality. It includes a tumble dryer and has room for a washing machine; it leads onto a stylish cloakroom with WC for added convenience. Upstairs, three generously sized bedrooms include two with private ensuites one featuring a luxurious bath, while the main family shower room showcases a sleek, contemporary design. The top floor has been converted into a versatile space that includes a fourth bedroom and a cozy living area, ideal for guests, teenagers, or as a quiet retreat. The property also benefits from double glazing and gas central heating throughout, along with a garden shed and private parking for up to 3 cars. This characterful property, complete with a turret and rich in original features, offers an ideal family home or an investment property and is currently run as a successful self-catering holiday home.





## Room Dimensions

Lounge	(9' 11" x 13' 3") or (3.03m x 4.04m)
Kitchen / Diner	(13' 1" x 16' 7") or (4.0m x 5.05m)
Utility Room	(5' 1" x 14' 1") or (1.56m x 4.29m)
Wc	(3' 5" x 5' 9") or (1.05m x 1.76m)
Principal Bedroom	(9' 7" x 13' 3") or (2.91m x 4.04m)
Principal Bedroom En Suite	(6' 7" x 6' 7") or (2.01m x 2.01m)
Bedroom 2	(13' 4" x 8' 0") or (4.06m x 2.45m)
Bedroom 2 En Suite	(6' 11" x 4' 5") or (2.11m x 1.35m)
Bedroom 3	(8' 0" x 13' 4") or (2.45m x 4.07m)
Shower Room	(6' 2" x 6' 6") or (1.88m x 1.98m)
Bedroom 4	(10' 0" x 13' 3") or (3.06m x 4.03m)
Upstairs Lounge	(11' 3" x 20' 5") or (3.44m x 6.23m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds., integrated appliances include electric oven, combination oven/microwave, gas hob and extractor fan, coffee machine, fridge/freezer, tumble dryer and dishwasher.

There is also an opportunity to purchase all the furniture, price will be negotiable.

#### Services

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

#### Council tax

Non-domestic rates

#### Floor Area

151m<sup>2</sup>

#### Entry

By mutual agreement

#### Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

[info@tailormademoves.co.uk](mailto:info@tailormademoves.co.uk)

[www.tailormademoves.co.uk](http://www.tailormademoves.co.uk)

