



16 Elm Park, Inverness, IV2 4WN

- Detached house.
- Three double bedrooms.
- Garage & driveway.
- Two reception rooms.
- Shower room & bathroom.
- Gas central heating.
- Kitchen & utility room.
- Private garden grounds.
- Double glazing throughout.

Offers Over £360,000

A rare opportunity to purchase a detached, three-bedroom house in a prime residential area of Inverness. This property offers an excellent family home with generous living space and private garden grounds close to the City Centre.

The ground floor accommodation comprises of the porch, hallway, comfortable lounge with elongated window and feature electric fireplace which offers a cosy focal point to the room, formal dining room, kitchen with ample storage space, handy utility room, double bedroom and shower room. Hardwood flooring runs throughout the hallway, living room and dining room. On the first floor the landing gives way to two spacious double bedrooms, both benefiting from two built-in wardrobes and the family bathroom which completes the accommodation. This property also benefits from gas central and double glazing throughout.

Private outdoor space includes well-maintained, fully enclosed garden grounds which wrap around the property featuring lawn space, paved patio seating area, detached single garage with electric door, two outbuildings offering further storage space and driveway.

Appealing to a range of potential purchasers and offering a lovely home, early viewing is advised to appreciate this property and its situation.

LOCATION

Situated approximately one mile from the City Centre, this property boasts a favourable location in an attractive residential area with easy access to a range of amenities and leisure facilities.

Local amenities include a convenience store, hotels and restaurants. Inverness City Centre is host to a comprehensive range of amenities including supermarkets, shopping centre, retail units, dental surgeries, pharmacies, opticians and a variety of eateries and bars. Doctors surgeries are also available nearby. Excellent leisure facilities available include Bellfield Park and Tennis courts directly opposite the property, the iconic Ness Islands providing a lovely walking route and Eden Court Theatre which hosts a range of events throughout the year, all within walking distance.

Excellent public transport links offering routes across Inverness are available within walking distance from Island Bank Road. Inverness bus and train station are a 6-minute drive from the property. Major travel routes are easily accessible from the property and Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available at Crown Primary School located just 1.4 miles from the property. Older children would attend Millburn Academy 2.2 miles away.

DIRECTIONS

From Inverness City Centre head for Castle Street. At the traffic lights take a right onto Haugh Road and continue straight for 0.4 miles. Turn left on to Bellfield Park and take the first right on to Elm Park. Number 16 is the first house on your left, clearly signposted by a South Forrest for-sale board.

KEY POINTS

- Prime location.
- Ideal family home.
- Well-proportioned living space.
- Walking distance to City Centre.
- Schools & amenities nearby.

ACCOMMODATION

PORCH

7'0" x 3'7" (2.15 x 1.10)

Glass panelled entryway with external door that leads to the main door of the property.

HALLWAY

9'6" x 14'11" to 16'9" x 3'6" (2.90 x 4.55 to 5.13 x 1.08)

Provides access to all ground floor accommodation, stairs to the first floor, cupboard house fuse box, solar panel controls, meter and alarm system. One further storage cupboard and side facing window.



LOUNGE

19'5" x 11'10" to 10'4" (5.92 x 3.62 to 3.16)

Bright and spacious lounge with elongated front facing window over looking the garden grounds providing an influx of natural light into the room and feature electric fireplace with marble hearth and wooden mantle.



DINING ROOM

10'11" x 8'11" (3.35 x 2.73)

Second reception room on the ground floor which is currently utilised as a formal dining room. Front facing window and side facing window into the porch.



KITCHEN

12'5" x 8'9" (3.80 x 2.67)

Wall and base mounted cabinets, worktop space with half tiled splash back, one and a half bowl stainless steel sink and draining board and serving hatch into the dining room. Integrated appliances include electric induction hob, extractor fan, oven & grill, fridge and dishwasher. Double aspect windows to the front and side.



UTILITY

9'0" to 6'3" x 7'8" (2.75 to 1.91 x 2.36)

External rear door, worktop with stainless steel sink and draining board, space for white goods under the worktop, wall mounted shelving, boiler cupboard and side facing window.

BEDROOM THREE

11'8" to 9'4" x 10'3" (3.58 to 2.86 x 3.14)

Ground floor, double bedroom with built-in double wardrobe and rear facing window.



SHOWER ROOM

7'8" x 3'4" (2.36 x 1.04)

Ground floor, shower, wash hand basin with mixer tap and storage, WC, heated towel rail and side facing textured glass window.

LANDING

9'5" x 7'6" to 3'4" (2.88 x 2.29 to 1.04)

Provides access to both first floor bedrooms, bathroom, large airing cupboard with water tank and loft hatch. Side facing Velux window.

BEDROOM ONE

12'11" x 10'4" (3.95 x 3.16)

Spacious double bedroom with two built-in wardrobes and two storage cupboard built into the eaves and wall, front facing window.



BEDROOM TWO

13'7" to 10'4" x 10'3" (4.16 to 3.17 x 3.14)

Good-sized double bedroom with two built-in double wardrobes, wash hand basin with countertop and rear facing window.



BATHROOM

9'1" x 5'6" (2.77 x 1.70)

Bath, wash hand basin, wall mounted storage unit with light and shaving point, WC, heated towel rail and side facing textured glass window.

GARDEN

Private, fully enclosed garden grounds wrap around the property. To the front is a variety of mature trees, shrubs and hedges, to the left-hand side of the property is a paved patio and seating area with water feature and well-maintained lawn space which continues to the rear of the property. On the right-hand side of the property is a paved pathway which gives access to two outbuildings currently used for storage.



DRIVEWAY & GARAGE

20'3" x 9'4" (6.19 x 2.85)

Single, detached garage with electric door and rear access featuring wall mounted cabinets, worktop space and lighting. Please note the measurements noted above are approximate internal garage measurements. There is a private driveway suitable for one car beside the garage.



PARKING

On-street parking is permit only. Permits are available from the Highland Council.

SOLAR PANELS

There are 16 solar panels fitted to the roof of the property. The solar panels were fitted by Cairngorm Group. Further information can be provided on request.

EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, poles, tracks and blinds and integrated appliances are to be included in the sales price. If any items of furniture within the property are of interest to the buyer, these can be purchased by separate negotiation.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. The boiler has been serviced annually.

EPC BAND

EPC Band C.

COUNCIL TAX BAND

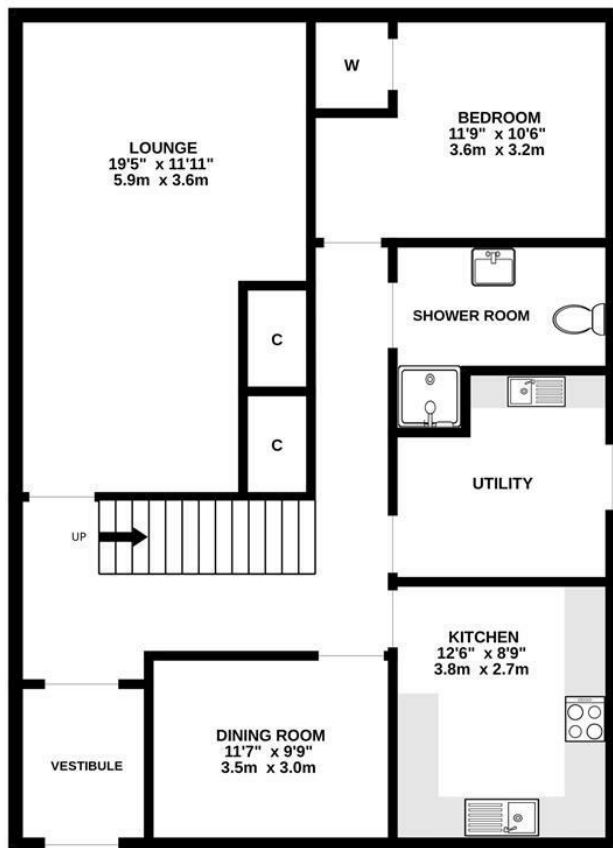
The current council tax is Band F. Please be aware that this may be subject to change upon sale.

VIEWINGS

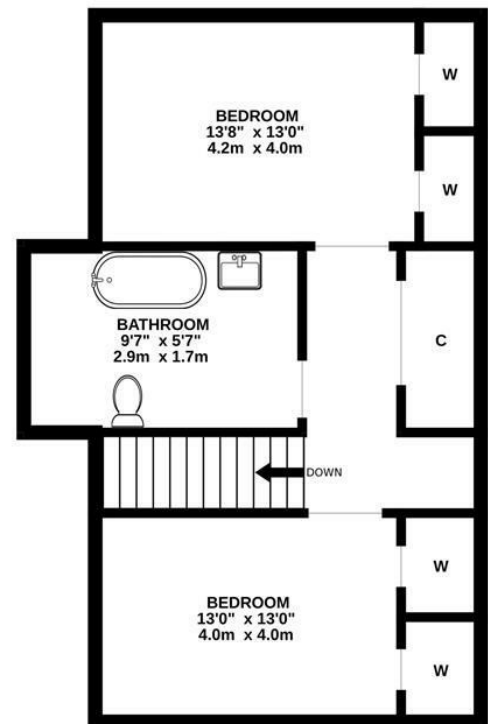
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.



GROUND FLOOR



1ST FLOOR



Whilst 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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