



Innes & Mackay

**6A Abertarff Road, Crown,
Inverness, IV2 3NW**

- THREE BEDROOM SEMI-DETACHED VILLA
- LOCATED IN THE HIGHLY SOUGHT-AFTER CROWN DISTRICT OF INVERNESS
- STONE BUILT PERIOD PROPERTY
- RETAINS MANY ORIGINAL FEATURES
- KITCHEN/DINER
- GAS CENTRAL HEATING
- OFF-STREET PARKING WITH DETACHED SINGLE GARAGE

**OFFERS OVER
£315,000**



PROPERTY 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 its original features such as high ceilings with coving, solid wood doors and deep skirtings. The spacious accommodation includes three bedrooms, modern bathroom, three public rooms, WC and kitchen/dining area. 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.

GARDEN

Access to the property is via a gravel driveway, which runs

alongside the property, providing ample off-street parking together with a detached single garage. The well-manicured rear garden is mainly laid to lawn and surrounded by mature hedging and shrubs. The patio areas, made from natural sandstone, are perfect for enjoying the sun and outdoor entertaining. There is a woodshed located to the rear of the garage.

ENTRANCE VESTIBULE

Glazed front door opens into the entrance vestibule which provides access to the main hallway.

HALLWAY

The hallway which is laid with carpet, provides access to the lounge, snug, WC, under-stair cupboard and via stairs to the first floor landing.

LOUNGE

6.23 x 4.52 (20'5" x 14'9")

The formal lounge is a comfortable and generous sized room located to the front elevation. A lovely feature of this room are the two recessed shelved alcoves either side of the woodburning stove, which is set on a slate hearth and solid wooden mantle. Another pleasing focal point of this room is the large bay window, providing a good degree of natural light. Carpet completes this room.



SNUG

4.16 x 2.54 (13'7" x 8'3")

The Snug, which is accessed from the hallway, is laid with carpet and has a window to the side elevation. Access is provided through to the kitchen/diner.

KITCHEN/DINER

4.28 x 3.55 (14'0" x 11'7")

The kitchen is fitted with an ample range of floor based and wall mounted units with solid oak worktop, all providing good storage and working areas. Inset in the work counter below the window to the side elevation is the stainless steel sink with drainer, together with a gas cooker and extractor hood above. There is space for a washing machine, dishwasher and integrally fitted is the fridge freezer. With ample space for dining furniture, the kitchen is laid with exposed wooden flooring and access is provided to the rear garden via French doors.

WC

1.93 x 1.26 (6'3" x 4'1")

This room is laid with vinyl and furnished with a wash hand basin and WC.

FIRST FLOOR LANDING

Carpeted stairs lead up to the first floor landing where bedroom two is located off. Further stairs lead up to the two bedrooms, bathroom and storage cupboard.

BEDROOM 2

4.11 x 2.46 (13'5" x 8'0")

Bedroom two is a double room, laid with carpet. This room has a window to the rear elevation and skylight to the side elevation. Loft hatch provides access to the large loft space.

MASTER BEDROOM

4.51 x 2.62 (14'9" x 8'7")

The master bedroom is a well-proportioned double room located to the front elevation. There is a storage cupboard with hanging rail and alcove with shelving, providing ample storage. Exposed wooden flooring gives this room a pleasing finish.

BEDROOM 3

3.73 x 2.41 (12'2" x 7'10")

The third bedroom is a double room with window to the side elevation. Carpet completes this room.

BATHROOM

2.61 x 1.45 (8'6" x 4'9")

The bathroom is furnished with a WC, wash hand basin with storage below and bath with mains shower over and surrounding curtain. Tiling above the bath, chrome ladder-style heated towel rail and vinyl flooring completes this room.



HEATING

Gas central heating.

GLAZING

Mainly single glazing with exception of the kitchen.

PARKING

Off-street driveway parking. Detached single garage.

COUNCIL TAX BAND - E

EPC BAND - D

SERVICES

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

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings and integrated fridge freezer.

VIEWING ARRANGEMENTS

Viewing is through Innes & Mackay Property Department on 01463 251 200.







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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