



34 OLD EDINBURGH COURT INVERNESS IV2 4FD

Spacious 3 Bedroom Semi-Detached Villa

- Porch
- Hall
- Lounge
- Kitchen/Dining Room
- Vestibule
- 3 Bedrooms
- Bathroom
- Electric Heating
- Garden
- Parking
- EPC Rating – F





DESCRIPTION

This semi-detached villa offers well-proportioned accommodation over two floors. Originally the Caretakers house to Hilton Hospital many years ago, this spacious home boasts sash and case windows, electric storage/panel heating and good cupboard provision. The lounge is nicely positioned to the rear of the property and the kitchen allows ample space for dining. Both the main bedrooms are located on the first floor whilst bedroom 3 could be utilised as a dining room for more formal occasions. This comfortable family home appreciates a good sized fully enclosed garden and adequate parking. Viewing recommended.

LOCATION

The property is situated in a quiet residential area within easy walking distance of the city centre with all its amenities. A regular bus service is also available. The local primary school is Crown while older children would attend Millburn Academy (both conveniently close at hand). Local shops, such as bakers, newsagents, chemist, coffee shop, gift and food take-away can be found at nearby Kingsmills. An opticians, hairdressers, doctor's and dental surgeries are also situated at Kingsmills.

DIRECTIONS

From the Town House in the centre of the city, travel along Castle Street and at the top of the hill bear left in to Old Edinburgh Road. At the traffic lights continue straight on, bearing right at the next fork but still on Old Edinburgh Road. Take the second road to the right into Muirfield Lane then first left into Old Edinburgh Court. Turn immediately right and No 34 is straight ahead.



ACCOMMODATION

The main entry to the property is set to the side and accessed via an open PORCH with light and door to large storage cupboard. Door with opaque glazed panels opens to the Hall.

HALL 3.10m x 1.83m (10'6 x 6'0)

Sash and case window to side; net. Low level cupboard with shelving. Fitted carpet. Electric storage heater. Telephone point. Smoke detector. Pendant ceiling light. Doors to Lounge, Kitchen/Dining Room, Bathroom and Bedroom 3. Stairs to upper accommodation.

LOUNGE 4.40m x 4.08m (14'5 x 13'5)

Entry from Hall via a glass panelled door. Set to the rear of the property with three single glazed sash and case windows overlooking the garden; curtains. Fitted carpet. Electric storage heater. Pendant ceiling light. Door to Hall.

BEDROOM 3 3.33m x 2.42m (10'11 x 7'11)

Double aspect room with sash and case windows to side and rear; curtains. This room would also make an ideal dining room. Fitted carpet. Electric panel heater. Pendant ceiling light. Wall shelving.

BATHROOM 2.62m x 1.83m (8'7 x 6'0)

Patterned sash and case window to side; net. White suite incorporating WC, wash hand basin and bath. Vinyl flooring. Dimplex fan heater. Extractor. Ceiling light. Wall mounted cabinet. Wall mounted corner shelved unit.

KITCHEN/DINING ROOM 4.01m x 3.47m (13'2 x 11'5)

Entry from Hall via a glass panelled door. Set to the front of the property with three sash and case windows overlooking the garden. Fitted with wall and base units incorporating electric oven, hob and extractor hood. Ample worksurface areas with tiling above. Inset stainless steel sink with mixer tap and drainer. Space for fridge/freezer, dishwasher and washing machine. Vinyl flooring. Pendant ceiling light. Door to under-stair storage cupboard with shelving. Further door to walk-in pantry cupboard with shelving. Ample space for a table and chairs. Doors to Hall and Vestibule.

VESTIBULE 0.87m x 0.85m (2'10 x 2'9)

Vinyl flooring. Door to shelved cupboard. Opaque glazed door to the front garden.

From the Hall, a carpeted staircase leads to the upper floor.

LANDING

Pendant ceiling light. Skylight window. Double doors to shelved cupboard. Hatch to attic. Door to Bedrooms 1 and 2.

BEDROOM 1 4.40m x 3.35m (14'5 x 11'0)

Set to the back of the property with two sash and case windows overlooking the garden. Fitted carpet. Electric panel heater. Pendant ceiling light. Door to shelved cupboard. Further cupboard with shelving.

BEDROOM 2 3.58m x 3.37m (11'9" x 11'1")

Set to the front of the property with two sash and case windows overlooking the garden. Fitted carpet. Electric panel heater. Pendant ceiling light. Door to shelved cupboard. Further door allowing useful storage in the eaves.

GARDEN

The property is set in a fully enclosed, good-sized garden laid mainly to grass with planted borders and a patio area. There is a large area of garden laid with bark allowing a safe area for children to play; unit incorporating a slide and swing. Clothes drying line. Garden shed. Childrens playhouse. There is an additional area of ground to the side, which is again laid to grass with rotary clothes dryer. A gravelled area provides space for car parking.





HEATING

The property benefits from electric heating.

GLAZING

The subjects are of single glazed sash and case design.

EXTRAS

All fitted floor coverings and curtains, oven, hob and extractor hood are included in the price.

The dishwasher is available to purchase by separate negotiation.

COUNCIL TAX

The current Council Tax band on this property is band D. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson, Shaw & Gilbert on 01463 253911 for appointment to view.

E-mail: Tlyon@solicitorsinverness.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F		37	(21-38) F	25	25
(1-20) G		38	(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

