

**NEW FIXED PRICE**



## 13 ELM PARK INVERNESS IV2 4WN

### Substantial 3 Bedroom Detached Villa

- Entrance Vestibule
- Hall
- W.C.
- Lounge
- Dining Room
- Kitchen
- Utility Room
- 3 Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Garden
- EPC Band – E





## DESCRIPTION

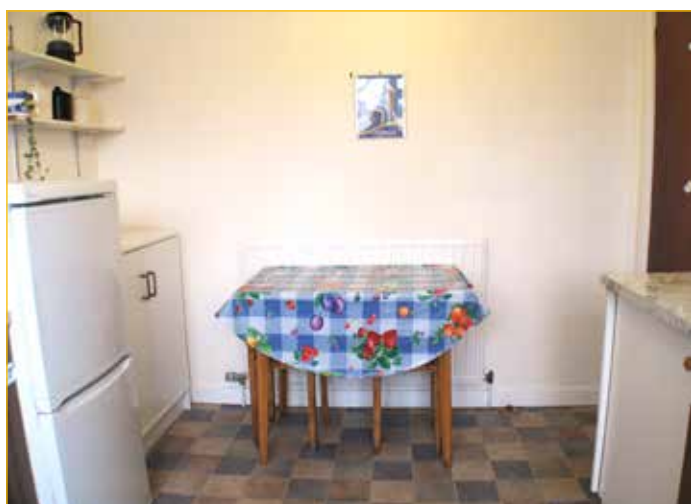
This detached property offers well maintained, spacious and bright accommodation. The good sized lounge has both window to front and patio doors opening to the private rear garden and appreciates an open fireplace. The kitchen has room for table and chairs with separate dining room for more formal occasions and all of the bedrooms are doubles. Benefiting from gas central heating and double glazing, there is a garage set to the side and ample off-road parking provision. The garden to the rear is well established and private. Although the property would benefit from a degree of modernisation, it would make an ideal family home and viewing is highly recommended.

## LOCATION

The property is pleasantly situated on the east side of the River Ness within walking distance of Eden Court Theatre, Aquadome and Leisure Centre, Ness Islands and the city centre with all its shops and services. Ideally situated for Bellfield Park and river walks, this area is also serviced by a local shop and several hotels.

## DIRECTIONS

From the town house, travel up Castle Street (castle on your right). At the traffic lights, take a right and travel down View Place into Haugh Road. Follow the road along passing Bellfield Park on the left and take the next turning on the left into Bellfield Park. Elm Park is the first turn off to the right. Follow Elm Park round to the left and number 13 is at the end of the road.



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE **1.49m x 0.89m (4'11" x 2'11")**

Door with opaque glazed panels and side panels opens from the garden to the vestibule. Door with opaque glazed panel and side panels to hall.

#### HALL

Doors lead to the lounge, dining room, utility room and w.c. Telephone point. High level window to rear. Double doors to cupboard with shelf and coat hooks.

#### W.C. **2.49m x 0.87m (8'2" x 2'10") longest/widest**

Fitted with a white w.c. and wash hand basin. Opaque window to rear

#### LOUNGE **5.83m x 3.33m (19'2" x 10'11")**

Set to the side of the property, this is a spacious room with large window overlooking the garden to the front and patio doors accessing the garden to rear. Open fireplace. Television aerial point. Door to hall.

#### DINING ROOM **2.70m x 2.98m widens to 3.69m (8'10" x 9'9" - 12'1")**

Set to the front of the property with window overlooking the garden. Serving hatch and door to kitchen.

#### KITCHEN **3.69m x 2.74m (12'1" x 9'0")**

Set with window to the front, this room is fitted with base and units incorporating a gas cooker and Lec fridge freezer. Stainless steel sink with double drainer. Door and serving hatch to dining room. Space for table and chairs.



#### UTILITY ROOM **2.01m x 1.97m (6'7" x 6'6") widens at doorway**

Set to the side of the property and fitted with base unit incorporating stainless steel sink. Window to rear and door with opaque glazed panel to side. Plumbed for a washing machine and space for a further appliance. Wall mounted heating boiler.

### FIRST FLOOR

#### LANDING

Staircase with handrail leads up from hall to the first floor landing. Doors to bedrooms and bathroom. Hatch to loft space. Window to the rear garden. Shelled linen cupboard housing the hot water tank. Deep shelved cupboard.

#### BATHROOM **2.72m x 2.17m (8'11" x 7'1") longest/widest**

Set with opaque window to the side, this room is fitted with a bath with shower attachment and screen above, w.c. and wash hand basin.



#### BEDROOM 1 **4.82m x 3.29m (15'10" x 10'10")**

Spacious room with windows to front and side. Two deep double fitted wardrobes. Telephone point.

#### BEDROOM 2 **3.71m x 3.60m (12'2" x 11'10") longest/widest**

Set with window to the front, this is a double room with double fitted wardrobe.

#### BEDROOM 3 **3.71m x 3.53m (12'2" x 11'7") longest/widest**

Again set with window to the front, this is a double room with triple fitted wardrobe

#### GARAGE **5.02m x 2.85m (16'6" x 9'4")**

Set to the side of the property with up and over door to front. Window to side. Power and light.





## GARDEN

The garden to the front is laid mainly to gravel for easy maintenance with mature planted trees, bushes and flowers. The gravel driveway runs along the side of the house providing off-road parking. The private rear garden is laid to grass with area to gravel and is well established with a multitude of mature trees, bushes and flowers. Greenhouse. Rotary clothes dryer. There is a block built shed set to the rear of the garage with power and light.

## HEATING

The property benefits from gas central heating. There is also an open fireplace in the lounge.

## GLAZING

The property is mostly double glazed. The glazed panels in the front and side doors are single glazing.

## EXTRAS

All fitted floor coverings, blinds, cooker and fridge freezer are included in the asking price.

## COUNCIL TAX

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

## SERVICES

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

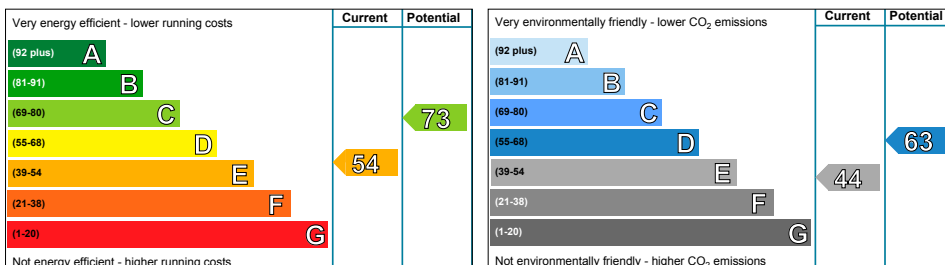
## ENTRY

By mutual agreement.

## VIEWING

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

E-MAIL: [lburns@solicitorsinverness.com](mailto:lburns@solicitorsinverness.com)



**YORK HOUSE, 20 CHURCH STREET, INVERNESS**  
**TELEPHONE 01463 253911**    **[www.propertyinverness.com](http://www.propertyinverness.com)**

### 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.

