



Innes & Mackay

**38 Muirfield Road,  
Inverness IV2 4AU**

- DETACHED BUNGALOW LOCATED IN THE SOUGHT-AFTER CROWN DISTRICT OF INVERNESS
- THREE BEDROOMS AND STUDY
- CLOSE TO LOCAL AMENITIES
- CONSERVATORY
- GARAGE WITH POWER
- LARGE CORNER PLOT
- OFF ROAD PARKING

**OFFERS OVER  
£300,000**



## PROPERTY DESCRIPTION

This attractive double fronted detached dwellinghouse affords a sunny position within the highly desirable Crown residential area, convenient to the City centre. The property, which is fully double glazed and has gas central heating, would benefit from a degree of modernisation and upgrading, representing a superb family home in a highly sought after area of the city. Sitting on a corner plot, there is off road parking to the right of the property and to the left of the property is a large detached garage.

## LOCATION

The property is conveniently situated in the sought after Crown residential area within easy walking distance of the city centre. The local primary school is a short distance away whilst older children would attend Millburn Academy, which is also within easy reach. Kingsmill's shopping area with newsagent, bakers, tea room, delicatessen and hairdresser as well as doctor and dental surgeries is a short distance away, whilst other local amenities include the nearby golf club, several hotels, cricket pitch, bowling green and public park.

## GARDENS

Gate opens onto the pathway leading to the front door. The gardens to the side are laid to grass and are bordered with a mixed selection of plants and shrubs, all enclosed with a stone wall. The side path leads round to the rear garden

where there are a number of raised beds, greenhouse and stone built lean-to providing external storage. There are also a number of mature fruit trees and soft fruit bushes which provide a good crop of fruit. A wrought iron gate leads out to Sunnybank Road.

## ENTRANCE

Storm doors opens into the entrance vestibule which provides access via a part glazed door into the main hallway.

## MAIN HALL

The main hallway is a spacious area providing access to the lounge and dining room. Glazed door leads through to the remainder of the property.

## LOUNGE

**5.00 x 4.37 (16'4" x 14'4")**

Located to the front elevation, the lounge is a lovely bright room by virtue of the bay window providing a good source of natural light. A focal point of this room is the gas coal effect fire set on a marble hearth and stone surround. Two recessed alcoves provide display areas along with a cupboard providing good storage. Hatch through to the kitchen and carpet completes this room.

## DINING ROOM

**5.00 x 4.18 (16'4" x 13'8")**

The dining room is a spacious room located to the front elevation and also benefits from a bay window providing good



light. There is recessed shelving with storage under and a porthole window provides an unusual feature. A focal point of the dining room is the gas coal effect fire. Carpet completes this room.

## REAR HALL

Door opens through to the main hallway from which the three bedrooms, study, kitchen and wet room are located off. A drop down hatch with Ramsay ladder provides access up to the floored loft space which has power and light along with a Velux window.

## KITCHEN/DINER

**4.06 x 3.53 (13'3" x 11'6")**

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the sink with drainer to the side, electric hob with oven under and extractor hood above. Plumbing for a washing machine and dishwasher along with space for an undercounter fridge.

Good storage is provided by built in shelving located behind Louvre doors. Window to the side and part glazed door to the rear hall/shower room

## SHOWER ROOM

**2.64 x 1.19 (8'7" x 3'10")**

From the rear hall, access is gained to the shower room which is furnished with WC, wash hand basin and shower cubicle housing an electric shower. Window to the side and

extractor fan complete this room.

## CONSERVATORY

**4.58 x 3.84 (15'0" x 12'7")**

The Conservatory is a pleasing room located to the side of the property and has a door leading out to the rear garden. Wall lights and vinyl flooring complete this room.

## BEDROOM 1

**3.54 x 3.20 (11'7" x 10'5")**

Bedroom one is a double room with a window to the side. Built in furniture provides good storage and hanging rails. Carpet.

## BEDROOM 2

**3.57 x 2.55 (11'8" x 8'4")**

The second bedroom is a double room with window to the side. This room benefits from built in storage. Carpet.

## BEDROOM 3

**3.53 x 2.06 (11'6" x 6'9")**

The third bedroom is a good sized room with window to the side. Carpet.

## STUDY/BEDROOM 4

**3.38 x 1.97 (11'1" x 6'5")**

This room which is ideal as a study or child's bedroom has a window to the side and is fitted with carpet.



## WET ROOM

**2.70 x 1.82 (8'10" x 5'11")**

The wet room is furnished with a WC, wash hand basin with cupboard under and a walk in shower, which has a half folding shower screen a rain shower head and hand held shower head. Bevelled window to the side, disabled grab rails and wet wall to dado height complete this room.

## HEATING

Gas central heating.

## GLAZING

The property is fully double glazed.

## PARKING

There is off road parking to the right of the property and to the left is a detached garage.

## COUNCIL TAX BAND -

Band F

## EPC BAND -

Band D64

## SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. This property also benefits from Solar panels. The panels to the front of the property, heat hot water with the remainder generating electricity which is sold back to the National grid.

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, hob, oven and cooker hood. Greenhouse.

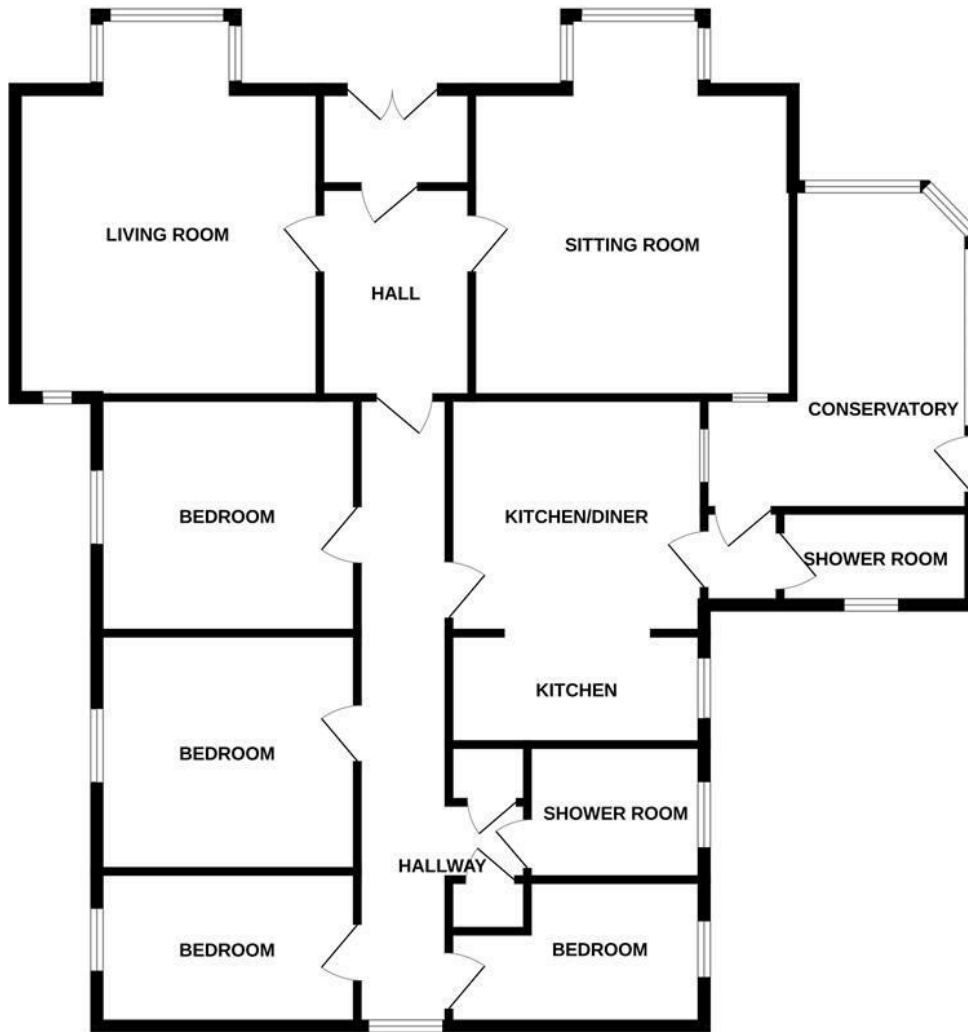
## VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200.





## GROUND 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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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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