

# 11 Crown Drive, Inverness IV2 3NN



**FOR SALE** **£440,000**

Offers Over

Date added: 03/09/2020

Location: Inverness

Type: Detached House

Bedrooms: 4

Bathrooms: 4

Floors: 2

Year built: TBC



## Description

A fantastic, rare opportunity to purchase this stunning 4 bedroom circa 1905 Edwardian detached family home in the highly desirable location of Crown, Inverness. This beautifully presented family home has been modernised throughout but has retained many of its original traditional features including the staircase, doors and floorboards. The property comprises of a detached 2 storey house having the benefit of a single storey rear extension, surrounding beautifully maintained garden grounds and off street parking leading to a single garage.

The property can be summarised as follows: Ground floor; Original porch and potting shed leading onto hall, living room, dining room, kitchen/family room, bathroom, master bedroom with built in storage cloakroom WC. First floor; landing with storage cupboards bedroom with en-suite bathroom, bedroom with en-suite shower room and bedroom with en suite shower.

All the rooms are well proportioned and the property retains many of the original features including high ceilings, original doors, floorboards which have been recently restored and original staircase with ornate banister. The ground floor has recently been renovated by adding an extension and reconfiguration of the ground floor to create a large modern family kitchen area finished using an ultra modern design complete with Aga stove and ample space for the modern day family. The lounge boasts a bright and spacious room with feature fireplace.

The corridor then leads to the master bedroom with large built in storage area it runs alongside the ground floor family bathroom. The unique, original staircase leads upstairs to 3 double bedrooms with 1 en suite bathroom and 2 en suite shower rooms. The private gardens boasts great privacy, an original potting shed and single detached garage. The property benefits from garden grounds to the front, sides and rear which are mainly laid to a combination of grass, gravel, paving, shrubs, trees and patio. Boundaries are formed in stone walls or timber post and panel fencing. The property also benefits from gas central heating and a mixture of single and double glazing windows.

Additional information - The property has been used as a B&B for 13 years with the potential to buy over the business is also an option.

## Location

The Crown area is one of the most desirable residential areas of Inverness with a wide range of local amenities within close walking proximity. Schooling is available at Crown Primary School and Millburn Academy both within a very short walking distance. The property is in an ideal location for easy access to and from Inverness city centre. The property forms part of an established residential area within the Crown District of Inverness where surrounding properties are of a similar age and character.

The property is located in a conservation area. Extras - All white goods, Aga stove, original potting shed and single garage. Services - Mains gas, electricity water and drainage. Telephone, broadband and satellite. EPC Rating - Band E. Council Tax Band - G. Entry - By mutual agreement.

## Features

- ✓ Central heating
- ✓ Double glazing
- ✓ Beautifully presented 4 bedroom 1900s Edwardian family home
- ✓ 4 double bedrooms with 3 en suites
- ✓ Highly desirable location
- ✓ Detached single garage
- ✓ Upgraded throughout including extension with original features retained
- ✓ Private level gardens
- ✓ Driveway