

## 11 Southside Road, Inverness, IV2 3BG



**£580,000** Offers in the Region of

Type: Detached

Availability: For Sale

Bedrooms: 10

Bathrooms: 10

Reception Rooms: 4

### Full Details

Fantastic opportunity to purchase this impressive 10 Bedroom 1890s Victorian circa Dated home located in the popular Central Crown area of Inverness. The centrally located substantial sized property is in walk in condition is currently being run as Aberfeldy guest house but would also be ideal for the large modern family or family home with added Air B and B rental conversion space. The property could be converted for use for a host of things such as private holiday lets a doctors or dentist surgery.

Property comprises as follows:

#### Ground floor

Entrance hall - The beautiful entrance hall open staircase leads to the dining room to the left and family lounge to the right and also to the large kitchen second family room third family room and four substantial size bedrooms all with en suites.

Lounge - 4.23 x 4.84 The Large Lounge to the front of the house also has open working fireplace.

Dining Room - 4.38 x 4.89 Extra large dining room which ideal for hosting family events.

Lounge 2 - 3.64 x 3.78 second lounge perfect for the children of a large family or for guests and such like.

Large kitchen with extra large utility room - excellent for the use of running a b and b or for the large modern family including extensive size utility.

Lounge 2 and 3 - Excellent for extensive living space

Ground floor Bedroom 1 with en suite - 3.56 x 3.67

Ground floor Bedroom 2 with en suite - 3.76 x 3.75

Ground floor Bedroom 3 with en suite 4.93 x 4.17

Ground floor Bedroom 4 with en suite 4.35 x 3.75

#### First floor

First Floor Bedroom 1 with en suite 3.76 x 3.75

First Floor Bedroom 2 with en suite 4.93 x 4.17

First Floor Bedroom 3 with en suite 4.35 x 3.75

First Floor Bedroom 4 with en suite 4.36 x 3.81

#### Second floor

Second floor Bedroom 1 with en suite 5.76 x 4.98

Second floor bedroom 2 with en suite 5.24 x 3.77

Location - The Crown Area is the most sought after central area in Inverness with a wide range of amenities such as a newsagents, chemist, a bakers a deli shop local hairdresser, as well as both a doctors and dentist surgery as well as several local hotels which include bar restraints, perfect for when you don't want to do the cooking. The Crown area is also a stone's throw from Inverness City Centre which is just a five minute walk away. The city centre offers everything you would expect within a local city including a number of retail shops and shopping centres, bars, restaurants and cafes, hairdresser's barbers and beauticians. Hotels and travel connections such as your railway and bus stations. Excellent schooling is offered within the Crown primary school of Inverness and also at the nearby Milburn academy. Services - All fitted floor coverings fixtures and fittings to be agreed. Council Tax - Band F

Viewing - Strictly through Smart moves, by appointment only.

### Property Features

- ✓ Stunning 1890s Victorian dated dwelling house.
- ✓ 10 Bedrooms all with en suites.
- ✓ Maximum living space.
- ✓ Central Location.
- ✓ Beautifully presented throughout
- ✓ B and B potential transfer of business
- ✓ Private off street parking

More Photos on following page



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