

ARAGON, STRATHERRICK ROAD INVERNESS



Aragon is a substantial detached dwelling house beautifully situated in generous grounds in the desirable residential area of Lochadriil. Situated between Druim Avenue and Devlin Crescent the property is accessed via a long tree lined driveway which leads to Aragon and neighbouring dwellings. The Lochardil area is well served by a good range of amenities including schools and shops. A bus service is routed nearby and the city centre is just a short drive away.

Inverness, the main business and commercial centre for the Highlands, provides all the facilities of an expanding city including modern shopping centres, excellent recreational facilities and good road, rail and air links. A well resourced city with a thriving local economy reflected in its multitude of amenities and high standard of living. The city is ideally placed and within a short drive lies the beautiful and dramatic landscapes that the Highlands are famous for.

With accommodation arranged over four floors Aragon is an impressive, well presented family home

which has been extended and improved over the years. The property boasts many attractive features including a superb kitchen/family room with full wall length windows and doors which look out over and give access to the garden. The main lounge is a bright, generously proportioned room located on the upper ground floor with sliding glass doors opening to a balcony. The music room, located off the lounge, also has a balcony which enjoys an outlook over the lovely rear garden. Both the lounge and music room have Cathedral ceilings. The four main bedrooms are double in size and two are en suite. The bathroom and shower rooms are furnished with superior quality fixtures and fittings.

The lower ground floor of the house has been converted to form a self contained apartment comprising lounge/kitchen, shower room and bedroom. With its own external access this apartment would be an ideal Granny Flat.

Aragon benefits from gas heating with radiators throughout and double glazed windows.



Set in approximately 0.6 of an acre the property is surrounded by stunning mature trees providing privacy and enhancing the overall appeal of this home. A gravelled driveway leads to the front of the property and offers excellent parking space for a number of cars. The timber garage has power and light and the greenhouse and two garden sheds are included in the sale. The grounds, laid mainly to grass also incorporates substantial vegetable plots, mature shrubs and beautiful Rhododendrons.

Only by viewing can one fully appreciate the enviable location and the versatility of the accommodation on offer.





Hall: 4.72m x 2.61m

With parquet flooring and large built in storage cupboard with cloak unit and mirrored doors. Access to the kitchen/dining/family room and bedroom 1. Steps lead up from the hall giving access to the lounge on the upper floor and steps lead down to the lower ground floor providing access to the apartment.

Kitchen/dining room: 4.06m x 7.56m

With natural wood flooring and fitted with floor based and wall mounted units incorporating two high specification ovens, BBQ hob unit, hob, filter hood and fridge. The dishwasher is also included in the sale. Spacious dining area and steps lead down to family room.

Family room: 3.33m x 4.73

A most attractive living area with glass doors opening directly to a large decked area in the side garden.





Utility room: 1.84m x 1.37m

Located off the kitchen this room is fitted with floor based and wall mounted units incorporating a stainless steel sink. The automatic washing machine is included in the sale. A door in the utility room leads to the cloakroom.

**Cloakroom: 1.54m x 1.85m**

Fitted with a WC and wash hand basin.

Lounge: 5.35m x 5.41m

Beautifully proportioned room with high Cathedral ceiling. Full wall length windows and sliding glass doors opening to a balcony with front facing outlook. Feature log effect gas inset fire. Double glass doors opening to the music room and steps leading up to the first floor rooms.

Music room: 3.47m x 5.04m

Full wall length windows and sliding patio doors balcony which enjoys afternoon and evening sunshine and a pleasant outlook over the garden. Open fire in fireplace with feature stone chimney breast. Cathedral ceiling.



Bedroom 1: 4.28m x 3.29m at widest points

Spacious room located off the main hall. Rear facing window. Built in wardrobes with mirrored doors. Door to en suite.

En suite: 2.38m x 3.47m

Fitted with a contemporary suite comprising bath, WC, wash hand basin and shower in tiled cubicle. Dual fuel heated towel rail.

First floor

A further three double bedrooms and family bathroom are located on the first floor.

Bedroom 2: 4.27m x 2.88m at widest point

With built in wardrobe and window looking out over the rear garden.

Bedroom 3: 2.96m x 2.90m

Built in wardrobes with mirrored doors and window looking out to the rear.

Bedroom 4: 2.60m x 3.49m

Built in wardrobes with mirrored doors and front facing window. Door to en suite.

En suite: 2.30m x 2.60m

Fitted with a modern WC, wash hand basin and shower in tiled cubicle.

Family Bathroom: 1.60m x 1.70m

Fully tiled room fitted with a contemporary style wash hand basin, WC, bath and shower in shower cubicle. Heated towel rail.

From main hall steps lead down to the lower ground floor and access to :-

Self Contained Apartment**Lounge/Kitchen: 5.30m x 5.17m**

Bright and Spacious room with full wall length windows and double glass doors which open to the front of the property. The room has fitted kitchen units incorporating a stainless steel sink. A door in this room leads through to a small inner hall.

Inner hall

Access to the shower room, bedroom and door leading out to the side of the house.

Shower room: 0.82m x 1.90m

Fitted with a WC, wash hand basin and shower in tiled cubicle.

Bedroom: 2.53m x 3.10m

With built in wardrobes and cupboards. Rear facing window.

Conditions

Blinds, carpets, some curtains, integral ovens, hob, filter hood, fridge, dishwasher, washing machine, garden sheds and greenhouse are included in the sale price.

Entry

By mutual agreement.

Council Tax

Band G

Post Code

IV2 4LQ

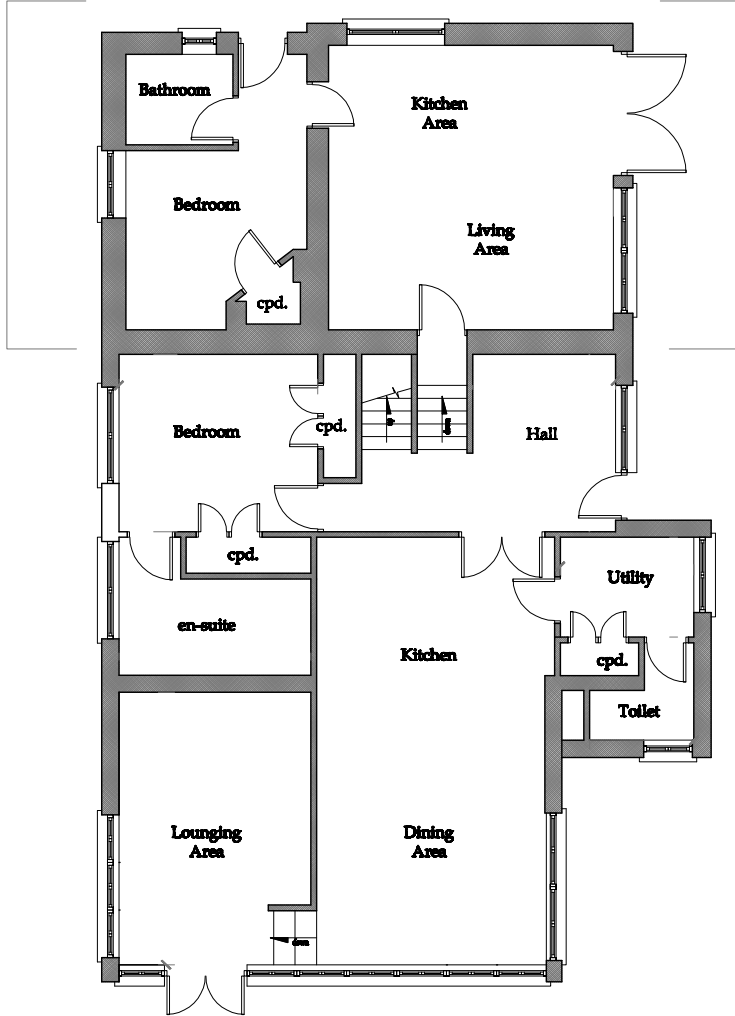
Home Report

A Home Report exists for this property and can be made available to seriously interested parties.

Viewing

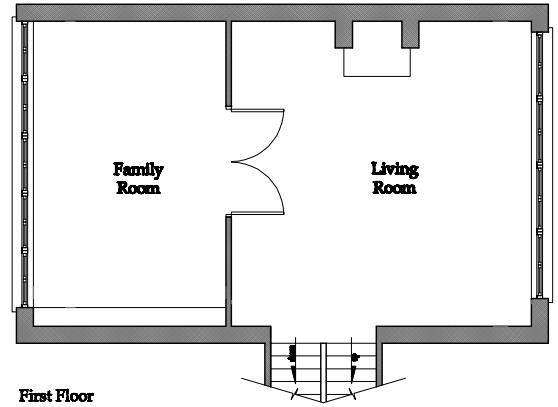
By appointment through South Forrest Property Department on 01463 250255



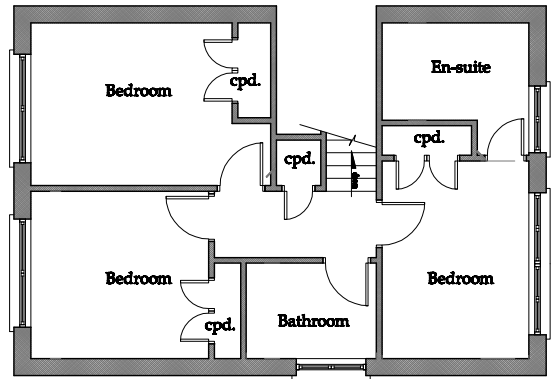


Lower Ground Floor

Ground Floor



First Floor



Second Floor

PLANS NOT TO SCALE. INDICATIVE ONLY. THESE PLANS ARE PRODUCED FOR REFERENCE PURPOSES ONLY





These particulars are believed to be correct, but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of any alleged misstatement herein or in any advertisement.

