



KINMYLIES FARM HOUSE, KINMYLIES WAY, INVERNESS

- | | | |
|------------------------|--------------------------|--------------|
| Hall | Bathroom | Garden |
| Lounge | 2 Bedrooms | Garage |
| Kitchen/Breakfast room | 3rd Bedroom/Sitting room | Outbuildings |

Offers over £205,000

Kinmylies Farmhouse is located in an established residential area close to a good range of facilities including schools and shops. The city centre is just a short drive from Kinmylies Way and a bus service is routed nearby.

Inverness is an exciting cosmopolitan city with a thriving local economy which is reflected in its multitude of amenities and high standard of living. Inverness, with its excellent road, rail and air links, boasts a wide choice of restaurants, quality hotels and has a lively cultural and entertainment scene.





This detached former farmhouse has been well maintained by the present owners and retains many of its original features. The accommodation is spacious and benefits from gas central heating with radiators throughout and double glazed windows. The lounge has an open fire set in a beautiful fireplace and the kitchen provides ample space for informal dining. All the bedrooms are double in size and the ground floor sitting room/bedroom could be considered for various uses. The farmhouse enjoys an elevated position with views over the city and beyond. Viewing is highly recommended to fully appreciate the many features of this family home.

Entrance porch: 1.22m x 1.21m

With door opening directly to the hall.

Hall: 3.30m x 1.29m

From the hall access can be gained to the lounge, bedroom 1, bathroom and stairway leading to the first floor. Under stairs storage cupboard.

Lounge: 4.52m x 3.97m

Well proportioned room with front and side facing windows. Open fire set in an impressive fireplace with tiled inset and carved wood surround. Door leading to the kitchen/breakfast room.

Kitchen/breakfast room: 4.58m x 2.55m

Well fitted with floor based and wall mounted units incorporating an electric oven, gas hob and extractor fan. Space for a fridge/freezer and ample room for informal dining. The washing machine and dishwasher are included in the sale price. Side and rear facing windows. Door giving access to the rear garden.

Bathroom: 3.05m x 2.05m

Spacious bathroom fitted with a white corner bath, electric shower in shower cubicle, WC, and wash hand basin. Rear facing window.

Sitting room/Bedroom 1: 4.51m x 3.93m

Located on the ground floor this room is currently used as a sitting room by the present owners but would make an equally comfortable bedroom. A gas fire has been fitted in a fireplace with tiled inset and wood surround. Book shelving to one side of the fireplace.

First floor

Bedrooms 2 and 3 are located on the first floor. A walk in linen cupboard can be found on the landing.

Bedroom 2: 4.42m x 3.92m

Well proportioned room with front facing window enjoying the outlook. Door to dressing room:

Dressing room: 3.05m x 1.29m

Providing excellent storage space.

Bedroom 3: 4.53m x 3.96m

Spacious room with front facing window and built in wardrobes with mirrored doors.

Garden

Set in attractive enclosed gardens, which allow a good deal of privacy, there is off road parking for several cars, a large detached garage/workshop, brick built shed and wooden shed/greenhouse.

General

The property borders 6 garages, in one block, which belong to the owners of the Farmhouse. The owners will consider selling the garages to the purchaser of the Farmhouse and this will be by separate negotiation.

Conditions

All fitted carpets, oven, hob, extractor fan, washing machine, dish washer and garden shed/greenhouse are included in the sale price.

Council Tax

Band E

Post Code

IV3 8PL

Home Report

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

Entry

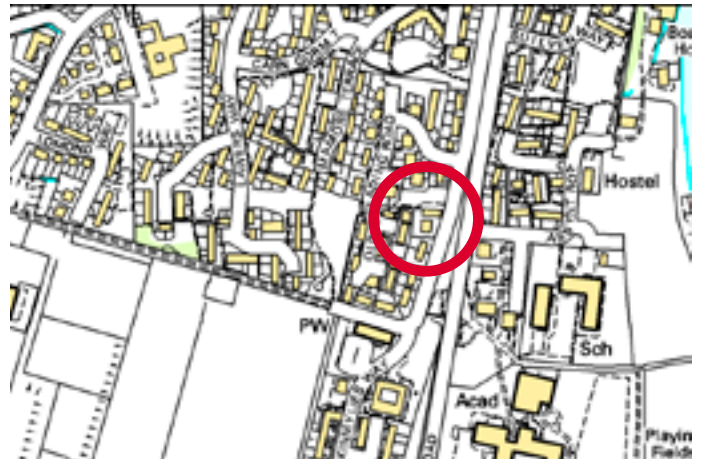
By mutual agreement

Viewing

By appointment with the sellers on 01463 233491

Price

Offers over £205,000



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