



GLENCARRAM, 32 LOVAT ROAD, INVERNESS

Vestibule
Hall
Lounge
Family room

Sun lounge
Dining room
Kitchen
Utility room

Cloak room
4 Bedrooms
En suite shower room
Bathroom

Offers over £325,000

Glencarram is a traditional, detached dwelling house located in the highly desirable Crown area of the city. Located off Crown Drive, Lovat Road is within easy walking distance of the city centre, local schools and shops. 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 boasts a wide choice of restaurants, quality hotels and has a lively cultural and entertainment scene.



Retaining many of its original features and tastefully decorated throughout Glencarram offers spacious, well laid out accommodation. There are three public rooms on the ground floor and a large sun lounge leads off the family room and opens to the garden. The stylish kitchen is well proportioned and fitted with quality units. All four bedrooms and family bathroom are located on the first floor. The property benefits from gas heating with radiators throughout and has a combination of double and single glazed windows. Glencarram is set in an enclosed garden with a driveway to the side providing off road parking. Viewing is highly recommended to fully appreciate the many attractive features of this family home.



Vestibule

From the vestibule a half glazed door gives access to the hall.

Hall

From the hall access can be gained to the lounge, dining room and kitchen. Stairway to first floor.

Lounge: 5.01m x 3.91m

Well proportioned room with front facing bay window. Living flame gas fire set in an attractive fireplace with marble inset and wood surround. Recessed display shelf with cupboard beneath. Door leading to family room.



Family room: 3.91m x 2.82m

Comfortable room featuring an original fireplace. Double glass doors opening to the sun lounge.



Sun lounge: 4.09m x 3.70m

Located off the family room the sun lounge is one of the notable features of this home. It is very spacious with large windows on three sides and doors which open directly to the rear garden.

Dining room: 4.07m x 3.33m

Well proportioned room with feature fireplace and front facing window. Shelved cupboard providing storage space. This room is currently used as a formal dining room but could be considered for various uses.



Kitchen: 5.74m x 3.63m

Generously proportioned room fitted with quality floor based and wall mounted units incorporating a dishwasher, Belfast sink and a substantial six burner Rangemaster cooker. The centre island unit has been conveniently designed to be mobile. Rear facing window and door leading through to the utility room.



Utility room: 2.71m x 1.96m

Fitted with floor based and wall mounted units incorporating a stainless steel sink and an automatic washing machine. Space for a fridge freezer. Door leading out to the rear garden and door to cloak room.

Cloak room: 1.99m x 1.18m

Cleverly decorated with mirror fragments and fitted with a white WC and wash hand basin.

First floor

All four bedrooms and the family bathroom are located on the first floor of the property.

Family bathroom: 2.77m x 1.95m

Fitted with a white WC, wash hand basin, bath and mains connected shower in shower cubicle. Tiled flooring and an attractive combination of black and white wall tiling. Heated towel rail. Rear facing window.

Master bedroom: 6.75m x 3.66m at widest points

Spacious room with front facing bay window and rear facing window. Three built in wardrobes, one with mirrored doors. Door to en suite.

En suite shower room: 1.66m x 1.19m

Fitted with a white WC, wash hand basin and electric shower in tiled cubicle. rear facing window.

Bedroom 2: 3.59m x 3.14m

With front facing bay window and built in wardrobe with mirrored doors.

Bedroom 3: 3.24m x 2.86m

With two rear facing windows and built in wardrobe with mirrored doors.

Bedroom 4: 2.85 x 2.63m

Currently being used as a study this room has a front facing window.

**Garden**

Enclosed front and rear garden with driveway to the side. Large garden shed in the rear garden with power and light. The rear garden enjoys a south facing aspect.

Conditions

All carpets, most curtains, Rangemaster cooker, dishwasher, washing machine, tumble dryer and garden shed are included in the sale price. The satellite dish is included and is wired to all bedrooms, kitchen and family room.

Council tax

Band C

Home Report

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

Post code

IV2 3NS

Entry

By mutual agreement

Viewing

By appointment with the sellers on 01463 236023 or 07922996603 or contact South Forrest Property Department on 01463 250255

Price

Offers over £325,000



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