



1 Ross Avenue,  
Central,  
Inverness, IV3  
5QJ

Offers Over  
£310,000



- Stunning mid-terraced Victorian home with original character
- Beautifully upgraded and tastefully presented throughout
- Lounge, kitchen, dining room, utility, 4 double bedrooms, 2 en-suites, bathroom + shower room
- Landscaped rear garden and on-street permit parking
- Ideal for families or anyone looking for a central location
- EPC band C

Beautifully presented four bedroom mid-terraced Victorian home, offering generous family accommodation combined with a wealth of original period charm. The spacious lounge is bright and welcoming, with a bay window flooding the room with natural light and a wood burning stove providing a lovely focal point. The modern kitchen is well equipped with a good range of units and has an integrated gas hob, extractor, double electric oven, microwave, fridge/freezer and dishwasher. The kitchen flows into the adjoining dining room, from which French doors lead out to the rear garden, ideal for entertaining or family life. A rear porch provides utility space for a freestanding washing machine and tumble dryer. A large storage room along with a shower-room completes the ground floor accommodation. Upstairs there are four double bedrooms, two of which benefit from en-suite facilities, along with a family bathroom. Throughout the property, original Victorian features have been beautifully retained, including high ceilings with decorative coving, original doors and original flooring, adding real character and charm. The home further benefits from double glazing and gas central heating. Externally, there is on-street permit parking to the front and a private rear garden. This is a fantastic opportunity to acquire a characterful family home on Ross Avenue, one of Inverness's most sought after central locations.

Location: Ross Avenue is a quiet road in a central location and a short walking distance to Inverness City Centre shopping facilities. Primary and Secondary schools, the River Ness, Caledonian Canal, local supermarkets, restaurants and Eden Court Theatre are in close proximity. The property is close to the Friars Bridge roundabout, from here you have access to roads leading to the A9, and in the other direction, easy access to the A82 and main bus route for Skye and Fort William services. Inverness City offers excellent travel facilities by bus, air and rail and also an extensive choice of shopping, leisure and fitness amenities associated with City living.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, extractor, double electric oven, microwave, fridge/freezer and dishwasher.. Freestanding washing machine and tumble dryer.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax: Band E

Tenure: Freehold

Floor area: 131m<sup>2</sup>

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

**Lounge**  
15'9" x 15'5" (4.81 x 4.71)

**Kitchen**  
10'10" x 11'2" (3.32 x 3.42)

**Dining Room**  
14'4" x 11'1" (4.38 x 3.39)

**Utility**  
11'4" x 7'1" (3.46 x 2.17)

**Porch**  
5'5" x 4'7" (1.66 x 1.40)

**Shower Room**  
4'1" x 4'11" (1.27 x 1.50)

**Principle Bedroom**  
12'2" x 14'8" (3.73 x 4.48)

**Principle Bedroom En-suite**  
6'0" x 5'6" (1.83 x 1.68)

**Bedroom 2**  
9'9" x 12'11" (2.99 x 3.96)

**Bedroom 2 En-suite**  
5'3" x 6'0" (1.62 x 1.83)

**Bedroom 3**  
10'8" x 10'3" (3.26 x 3.14)

**Bedroom 4**  
14'5" x 7'3" (4.41 x 2.21)

**Bathroom**  
8'6" x 4'9" (2.61 x 1.47)







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GROUND FLOOR

1ST FLOOR

