



**10 Mayfield Road,
Crown,
Inverness, IV2
4AE**

Offers Over £315,000



- Rarely available 3-bedroom semi-detached villa
- Sought after Crown primary and Millburn Academy catchment area
- Planning permission granted for extension to rear
- Lounge, newly fitted kitchen/diner/family room
- 3 bedrooms, bathroom, large private garden, parking for 3 cars
- EPC band D

This rarely available 3 bedroom semi-detached villa is situated on Mayfield Road, just a short distance from the city centre. Originally built around 1928, the house is set on a generous plot with private gardens. This fantastic property has been granted planning permission for an extension, adding further appeal. The recently fitted kitchen features a modern design with integrated appliances, including an oven, induction hob, fridge/freezer and dishwasher. A dedicated cupboard provides plumbing for a washing machine. The breakfast bar offers a spot for casual dining, while the adjoining area can serve as a relaxed family room or be arranged for more formal dining. Altogether, the space flows beautifully as an open plan layout. The lounge is a good size, with double aspect windows looking onto both front and rear gardens and a feature a wood burning stove. There is a conservatory to the rear which would benefit from some modernisation. Upstairs offers two double bedrooms, one single bedroom and the modern family bathroom with separate bath and shower. The property has gas central heating and is predominately double glazed throughout, with single glazing in the conservatory. There is a floored loft with ladder providing convenient storage. The property is situated on a generous, level plot. The rear garden is private, sunny and laid to lawn with mature trees and shrubs. To the front is a mature garden and a driveway with space for 3 vehicles. The location and potential would make an ideal family home or project for the discerning buyer.

LOCATION

The Crown area is one of the most desirable residential areas of Inverness, with a wide range of local amenities including a newsagent with post office, 2 cafes, delicatessen, pharmacy, bakers, hairdressers, barbers and two hotels with bars and restaurants. There are both doctors and dental surgeries close by. Excellent schooling is available at Crown Primary School and nearby Millburn Academy. The property is in an ideal location for easy access into Inverness City centre. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric oven, induction hob, fridge/freezer and dishwasher.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

COUNCIL TAX: Band D.

TENURE: Freehold.

FLOOR AREA: 105 m²

ENTRY: By mutual agreement.

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

Lounge

16'2" x 11'1" (4.95 x 3.38)

Kitchen/diner/family room

11'5" x 19'11" (3.50 x 6.08)

Conservatory

9'5" x 15'8" (2.89 x 4.80)

Bedroom 1

14'6" x 7'11" (4.44 x 2.42)

Bedroom 2

11'1" x 7'11" (3.38 x 2.42)

Bedroom 3

11'8" x 11'8" (3.57 x 3.56)

Bathroom

8'0" x 8'4" (2.44 x 2.55)





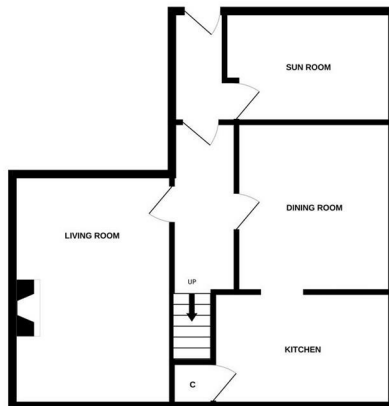


Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E:
info@tailormademoves.co.uk
T: 01463 233218

GROUND FLOOR



1ST FLOOR

