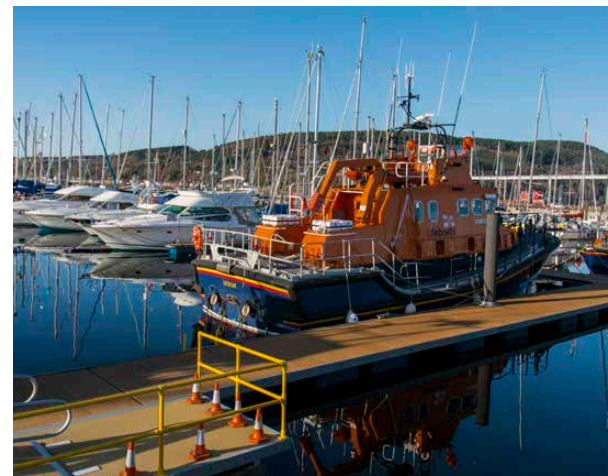


34 CROWN DRIVE

CROWN, INVERNESS, HIGHLAND, IV2 3QG




McEwan Fraser Legal
Solicitors & Estate Agents



INVERNESS



Crown Drive is located in the ever-popular residential area of The Crown just a short walk from the centre of Inverness, the capital of the Highlands.

The property is within the catchment area of Crown Primary School and close to the highly regarded Millburn Academy with the main bus and railway station also within easy reach.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are renowned throughout The World for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the northwest Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.

Golfers have a choice of three excellent city courses with the internationally famous iconic courses of Royal Dornoch, Nairn and Castle Stuart all less than an hour's drive away.

34 CROWN DRIVE



McEwan Fraser Legal is delighted to offer a very rare opportunity to purchase this detached former care home which was, up to April 2019, operating as a House of Multiple Occupancy (HMO) supporting several retired adults over 55 years of age. The property is now vacant and would readily convert to a guest house/hotel or Bed and Breakfast establishment (given appropriate permissions) being ideally located a short walking distance from Inverness City Centre and ideally located to take advantage of the increase in visitors to the area caused by the advent of the popular North Coast 500 (NC500) driving route, "Outlander" TV programmes and many other local visitor attractions.

This substantial property was constructed as a traditional Victorian villa with an imposing façade and is set within a large area of mature private gardens which may allow further development. The property has been improved and maintained to a very high standard and retains many original features despite being adapted for its recent role as a care home.

The property has 8 individual studio flats set over two floors (most with en-suite facilities), large lounge, dining room, commercial kitchen and pantry area, laundry room and office. The attic area additionally consists of a lounge,

bedroom and bathroom which could be upgraded to provide a comfortable owners' living area.

The overall layout of the property is very flexible and would allow it to be used for several different purposes within the hospitality and care sectors or even a large family home/office accommodation. The building was fire compliant as of April 2019.

This is a wonderful chance to acquire a very substantial property with many potential uses in a fantastic Inverness City Centre location.





ACCOMMODATION

GROUND FLOOR: Entrance vestibule, main hallway, lounge, dining room, commercial kitchen with pantry area and WC, laundry room, wet room with shower, and three studio flats (two with en-suite shower and one with en-suite hand basin).

FIRST FLOOR: Five studio flats (four with en-suite shower and one with en-suite hand basin) and separate bathroom.

SECOND FLOOR: Living room, bathroom and bedroom with en-suite hand basin.

The front of the property has a large area of tarred and block parking with lawn and a high holly bush hedge giving maximum privacy.

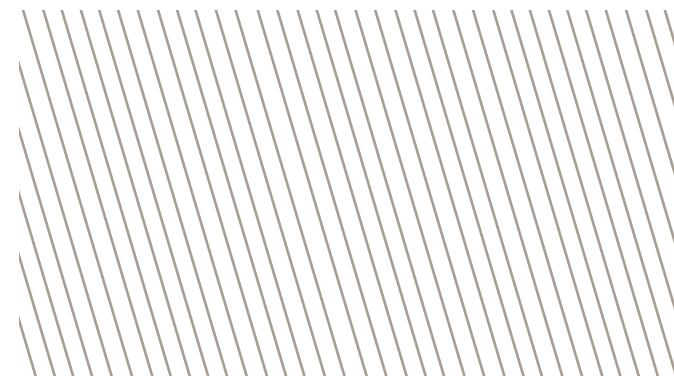
To the side and rear of the property is a large area of garden ground consisting of lawn offset with trees and mature shrubs.

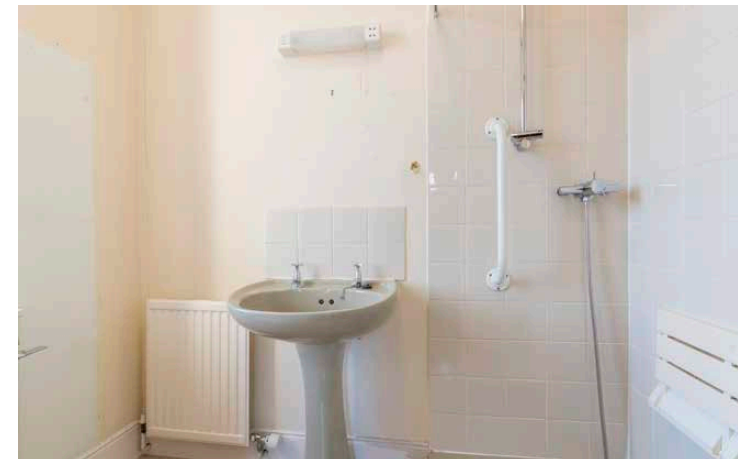
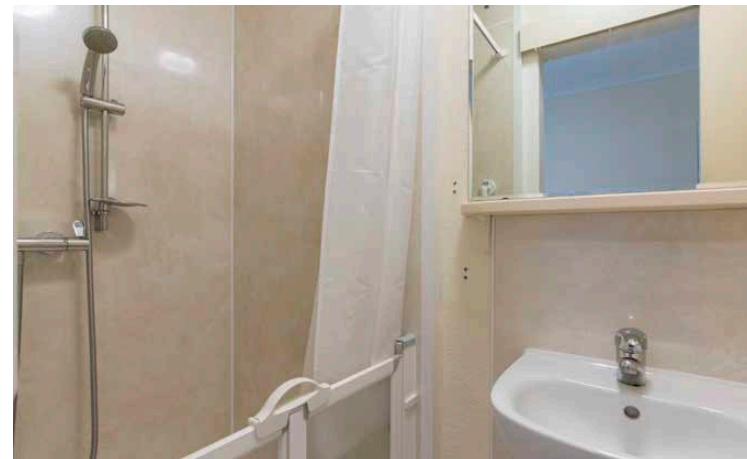
A charming summerhouse is included in the sale.

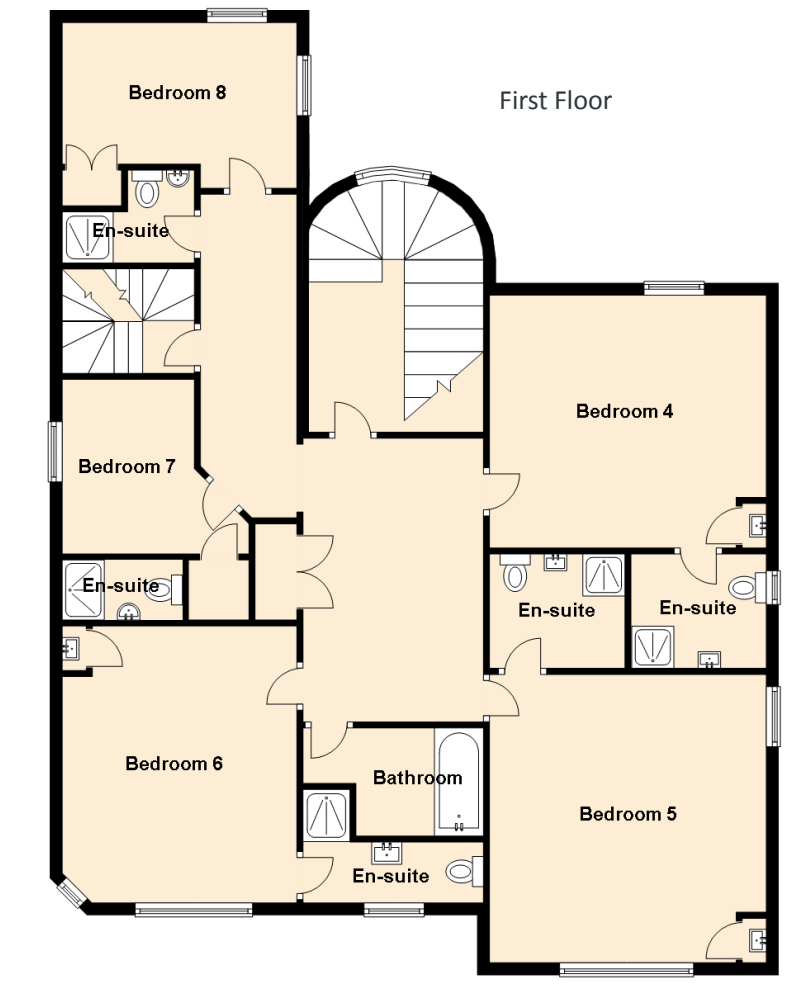




8 INDIVIDUAL STUDIO FLATS SET OVER TWO FLOORS (MOST WITH EN- SUITE FACILITIES)





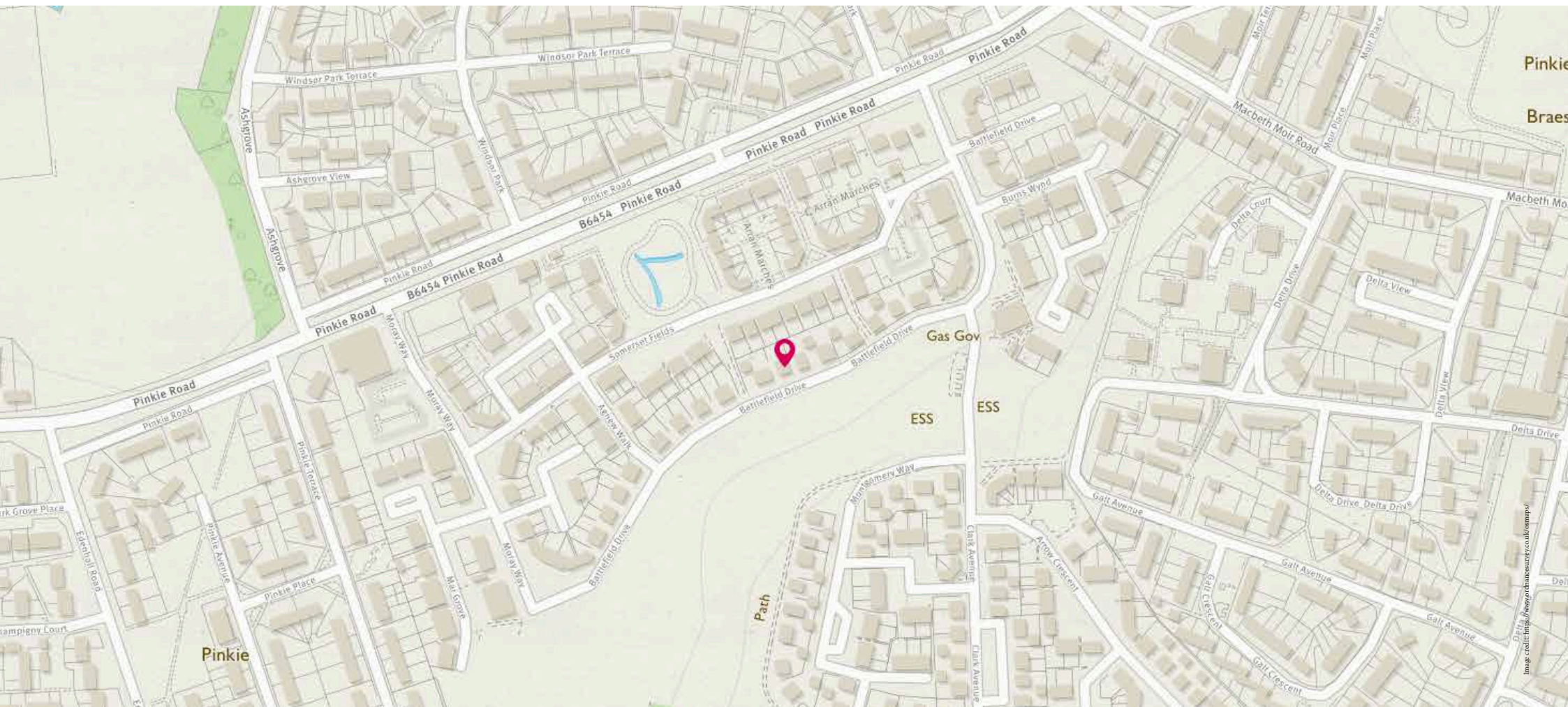


SPECIFICATIONS



| Approximate Dimensions (Taken from the widest point) | |
|---|--------------------------------|
| Ground Floor | |
| Vestibule | 2.40m (7'10") x 1.80m (5'11") |
| Lounge | 6.20m (20'4") x 4.60m (15'1") |
| Kitchen | 8.60m (28'3") x 5.00m (16'5") |
| Utility | 3.40m (11'2") x 2.30m (7'6") |
| Garden Room | 4.00m (13'1") x 3.90m (12'10") |
| Bedroom 1 | 4.10m (13'5") x 3.90m (12'10") |
| Bedroom 2 | 4.20m (13'9") x 3.20m (10'6") |
| Bedroom 3 | 4.60m (15'1") x 3.70m (12'2") |
| Shower Room | 2.40m (7'10") x 2.40m (7'10") |
| First Floor | |
| Bedroom 4 | 4.90m (16'1") x 4.20m (13'9") |
| Bedroom 5 | 4.30m (14'1") x 3.90m (12'10") |
| Bedroom 6 | 4.60m (15'1") x 3.90m (12'10") |
| Bedroom 7 | 3.30m (10'10") x 2.90m (9'6") |
| Bedroom 8 | 4.00m (13'1") x 3.70m (12'2") |
| Second Floor | |
| Bedroom 9 | 5.20m (17'1") x 4.80m (15'9") |
| Bedroom 10 | 4.00m (13'1") x 3.50m (11'6") |
| Living Room | 6.30m (20'8") x 4.20m (13'9") |
| Gross internal floor area (m²): 390m² EPC Rating: D | |
| Extras (Included in the sale): Garden summerhouse. | |





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer