



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**5 Porterfield Bank**

INVERNESS, IV2 3HL





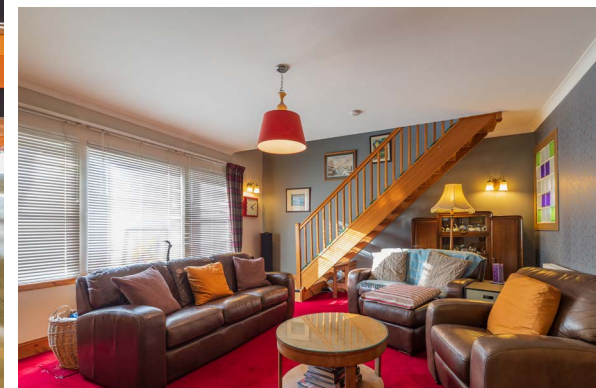
## THE LOCATION

This property is located in a quiet street in a popular residential area of the Crown, just 0.4 miles from the centre of Inverness, the capital of the Highlands.

It is within easy commuting distance to Raigmore Hospital, Police Headquarters, Inshes Retail Park, Bannatyne's Gym and Kingsmill Medical Centre is very close. The area is well-served by excellent local bus services to most parts of the city.

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 and overseas destinations.





## THE PROPERTY

McEwan Fraser Legal is delighted to present this 6-bedroom villa in the desirable Crown area of Inverness. This beautiful property is within walking distance of the town. The property is currently used as a large family home but could easily be run or partitioned as an Airbnb/separate work from home space.

The property has been developed to an extremely high standard and is in walk-in condition.

Entering the property through a beautiful entrance hall has retained many original features, including cornicing and a fabulous twisted wrought iron railing staircase. From the hall, you enter a large music room with a beautiful feature open fireplace, which leads through to a large family lounge with a fully exposed second staircase which leads to further bedrooms above the lounge and kitchen.





## THE PROPERTY

From the lounge moving towards the rear of the house you enter the large fully integrated family kitchen with a central island plus considerable storage space – Rangemaster cooker and feature Mackintosh Window.

Folding French doors lead out to the rear living room/orangery which is awash with light due to the full-width black bi-fold doors and four large Velux roof windows. In the summer months with the bi-fold doors fully open your living space blends into the secluded garden.

Moving right from the Orangery through double doors you enter an office space that also functions as a Sunroom off the master bedroom which benefits from a full room width built-in bookcase and large en-suite with shower which completes the ground floor.





## THE PROPERTY

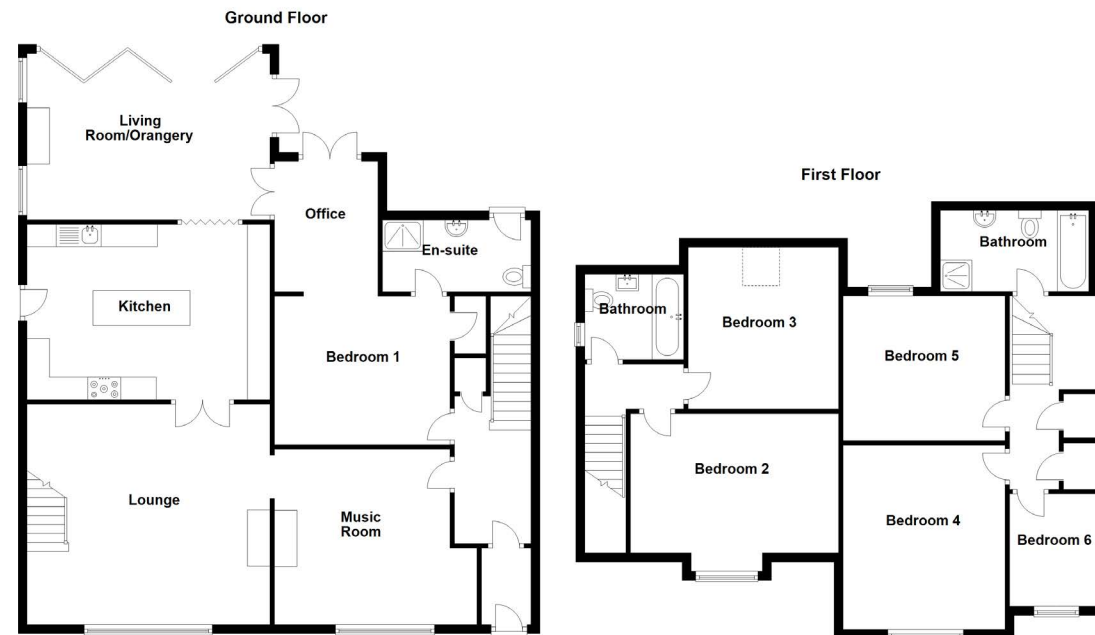
Climbing the stairs from the entrance hall on the half-landing you find a beautifully tiled traditional family bathroom. Continuing up the stairs from the half landing presents two double bedrooms and a smaller single bedroom. This was the original house and has the potential for letting as an Airbnb space that is completely separate from the family home. Access to the second upstairs area is via the exposed stairs from the front lounge which leads to two further double bedrooms and a beautifully tiled family bathroom with feature inset shelves.

**Other key features include engineered oak floors in the bespoke kitchen, remote control of gas and underfloor heating, orangery and office/sunroom; Open Fire (Music Room) Multi-fuel stove (Lounge) and wood burner (Orangery) Integrated Speaker System (Orangery) and two separate floored loft spaces for additional storage.**





## THE DETAILS



Approximate Dimensions (Taken from the widest point)

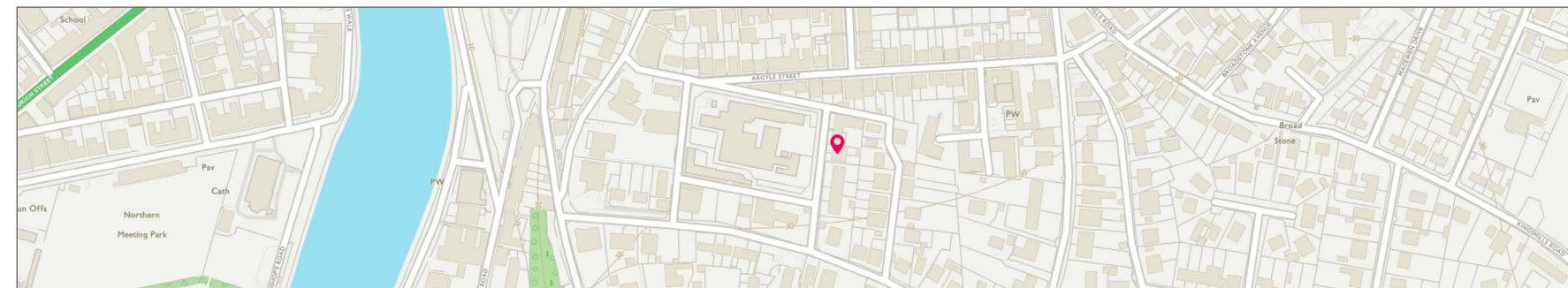
### GROUND FLOOR

Lounge	5.40m (17'9") x 4.90m (16'1")
Kitchen	5.30m (17'5") x 3.90m (12'10")
Living Room/Orangery	5.70m (18'8") x 3.70m (12'2")
Music Room	4.50m (14'9") x 3.90m (12'10")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
En-suite	3.30m (10'10") x 1.60m (5'3")
Office	2.90m (9'6") x 2.30m (7'7")

### FIRST FLOOR

Bathroom	3.30m (10'10") x 1.80m (5'11")
Bedroom 2	4.63m (15'2") x 3.10m (10'2")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4	4.10m (13'5") x 3.60m (11'10")
Bedroom 5	3.60m (11'10") x 3.20m (10'6")
Bedroom 6	2.50m (8'2") x 2.00m (6'7")
Bathroom	2.20m (7'2") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 235m<sup>2</sup> | EPC Rating: C





Moreover, the property benefits from considerable off-road parking for multiple vehicles, but the “pièce de résistance” is the wonderful garden with mature Ivy, Willow, Maple and Lilac trees. The garden can be accessed from both the Sunroom and the Orangery offering an intimate space in the heart of the City. This is a rare opportunity to acquire a high-quality flexible family home in central Inverness.



# McEwan Fraser Legal

## Solicitors & Estate Agents

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