

# 7 Porterfield Bank

INVERNESS, IV2 3HL



*A wonderful three-bedroom semi-detached house in the desirable Crown area of Inverness*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house in the desirable Crown area of Inverness, which is within walking distance of the town centre. The property is in excellent condition and is available for immediate occupancy.

# THE LOUNGE



You enter the property through a small vestibule. The family lounge is off the hall on your right, which has a lovely natural wood floor and stunning marble open fireplace with inset dutch tiles.

# THE KITCHEN



Next is the kitchen, a good-sized square-shaped kitchen with a tiled floor and substantial cupboard space; gas hob and electric oven, dishwasher and fridge/freezer. The boiler, which is a Worcester Combi boiler serviced until July 2022.



Beyond the kitchen is a lovely garden room with a dining area; the floor is tiled with under floor heating and benefits from dual aspect windows with a patio door accessing the garden; this could easily be an informal family living space as it is light and airy.

# THE GARDEN ROOM



# THE UTILITY & WC



Returning to the hall is a small utility room (with underfloor heating) and a well-presented WC, which completes the ground floor.



Climbing the stairs from the entrance hall on the half-landing, you find a high quality, fully tiled bathroom plus a tiled floor with a shower over the bath.

# THE BATHROOM



Continuing up the stairs from the half landing presents two large double bedrooms with small Aberdeen cupboards; bedroom two also has built-in wardrobes. Access to bedroom 3 is via a fixed staircase which opens to a laminate floored attic room with two large Velux windows creating a light and airy space with views across the rooftops.

# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



The front garden has been transformed into a lock-block base, providing off-road parking for three vehicles. The rear garden is a mix of patio and lawn but has planning approved for a summer-house to the rear of the garden offering a secluded private space in the heart of the City. This is a rare opportunity to acquire a traditional family home in the Crown, Inverness.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

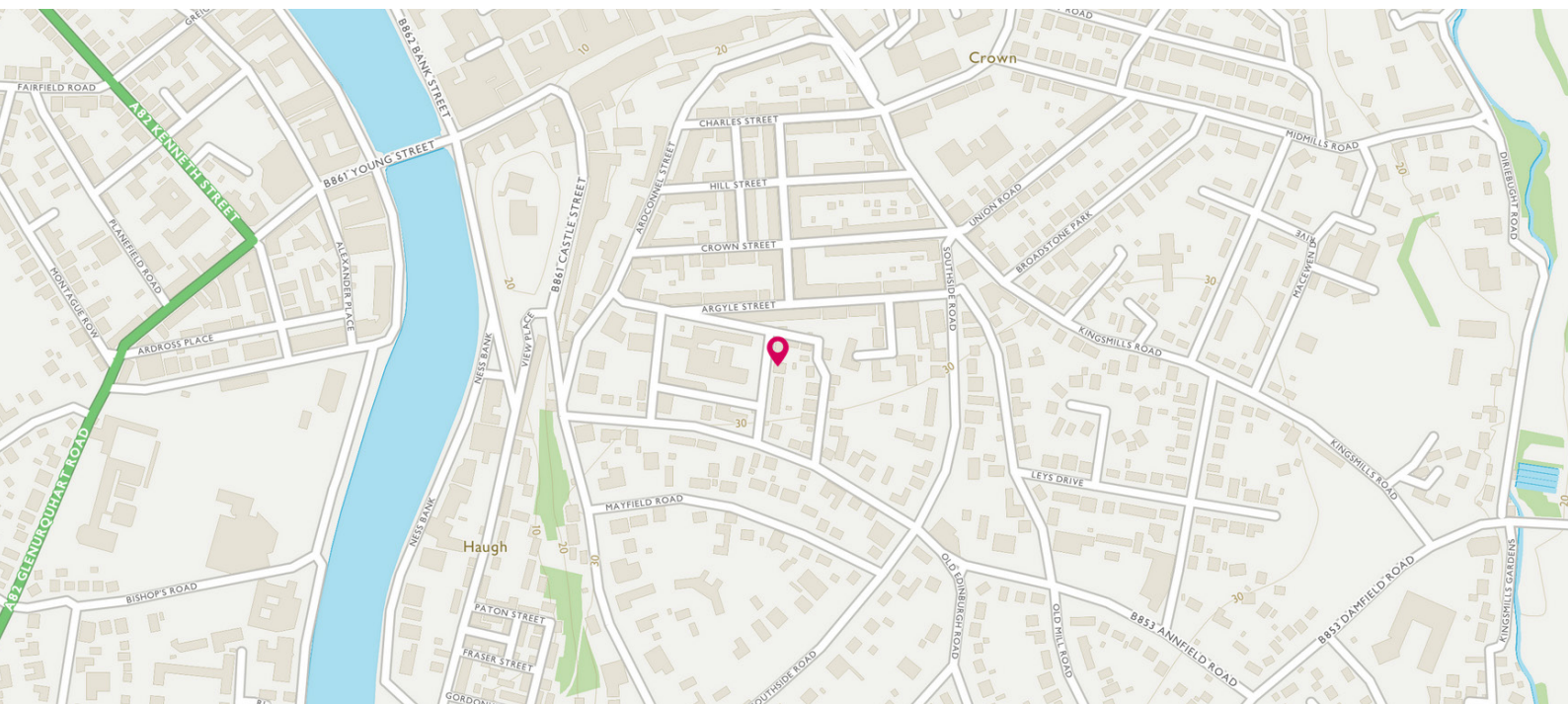


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.50m (11'6") x 3.50m (11'6")
Garden Room	4.50m (14'9") x 4.50m (14'9")
Utility	3.20m (10'6") x 1.50m (4'11")
WC	2.20m (7'3") x 0.80m (2'7")

Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 1	3.90m (12'9") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bedroom 3	5.40m (17'9") x 4.40m (14'5")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup>  
EPC Rating: D



# 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 Scottish Highlands is renowned 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 landscape in Scotland.



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Surveyor



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