35A Crown Drive, Crown, Inverness, IV2 3QQ

Offers Over £250,000

tailormade moves

- Rarely available detached bungalow in prime location
- Sought after Crown Primary catchment area
- Lounge, kitchen/diner, 2 double bedrooms, bathroom, WC
- Fully enclosed south facing rear garden, timber garage, drive
- Ideal for families or those looking to downsize
- EPC Band E

2

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E

Rarely available detached bungalow in the sought after Crown area of Inverness. Built in the 1950s, the property retains many character features, including high ceilings and original doors. The property offers spacious rooms throughout and would suit a buyer looking to put their own stamp on a home in this popular location. The lounge is a lovely reception room, full of light and character thanks to the dual aspect windows which include a bay window to the front. There is also a fireplace. The kitchen/diner has space for a small dining table and four chairs and includes a freestanding electric cooker, fridge/freezer and washing machine, all of which are included in the sale. There are two good size double bedrooms and a bathroom with a shower over the bath and wash hand basin, with a separate WC adjacent. There is gas central heating and double glazing throughout. Outside the gardens are level and fully enclosed. The rear garden is south facing and mostly laid to lawn for easy maintenance. The timber garage offers additional storage space and the drive has parking for 2 cars. Overall, this is an excellent opportunity for a buyer looking for a well proportioned home in a sought after area, with scope to modernise to their own taste.

Location: Crown is a conservation area and one of the most desirable residential areas of Inverness, with a wide range of local amenities including a newsagent with post office, pharmacy, coffee shops, delicatessen, bakers, hairdressers, barbers and three hotels with bars and restaurants. Both doctors' and dental surgeries are close by. Excellent schooling is available at Crown Primary School and nearby Millburn Academy. The property is ideally placed for easy access into the city centre, which offers an extensive choice of shopping, leisure and recreation, with excellent road and rail links and an international airport.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Freestanding electric cooker, fridge/freezer and washing machine.

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

Council Tax: Band E

Tenure: Freehold.

Floor area: 86m²

Entry: By mutual agreement.

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

Lounge
15'5" x 15'3" (4.7 x 4.65)

Kitchen
10'6" x 11'7" (3.22 x 3.54)

WC
3'4" x 6'3" (1.03 x 1.93)

Bedroom 1
12'7" x 10'6" (3.86 x 3.21)

Bedroom 2
9'6" x 12'5" (2.91 x 3.80)

Bathroom
5'9" x 6'3" (1.76 x 1.92)

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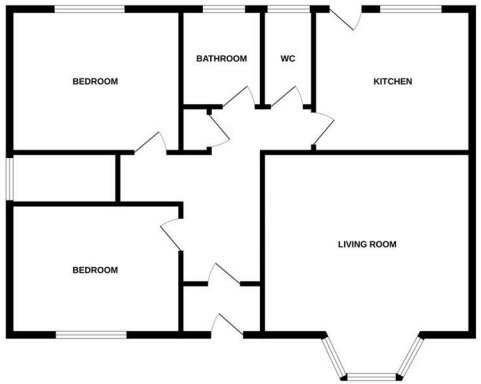
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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