



**Harper
Macleod LLP**
Estate Agents & Solicitors

Wester Inshes Farmhouse, Inshes, Inverness, IV2 5BG

Offers over £395,000



Wester Inshes Farmhouse

, Inverness, IV2 5BG

A rare opportunity to purchase a traditional Victorian stone built detached 3 bedroom two-storey farmhouse, full of charm and character and surrounded by beautiful mature garden ground with ample off street parking, situated in the popular Wester Inshes area on the southern side of the City of Inverness, conveniently located for the A9 and also the southern distributor road.

Entrance vestibule

8'0" x 6'11" (2.46m x 2.11m)

Hallway

13'4" x 11'3" at widest point (4.07m x 3.44m at widest point)

Lounge

14'11" x 14'6" (4.55m x 4.42m)

Dining room

14'6" x 14'8" (4.43m x 4.48m)

Kitchen/dining room

14'1" x 12'9" (4.30m x 3.89m)

Utility room

10'11" x 7'1" (3.34m x 2.16m)

WC

6'3" x 8'6" (1.92m x 2.61m)

Rear hallway

11'5" x 6'4" (3.48m x 1.95m)





First floor hallway

9'10" x 14'6" at widest point (3.01m x 4.42m at widest point)

Bedroom 1

14'6" x 14'7" (4.42m x 4.46m)

Study/office

9'9" x 7'1" (2.98m x 2.17m)

Bedroom 2

14'10" x 14'8" at widest point (4.54m x 4.49m at widest point)

Inner hallway

8'8" x 6'5" (2.65m x 1.97m)

WC

7'8" x 4'0" (2.35m x 1.23m)

WC

7'8" x 4'1" (2.35m x 1.26m)

Bedroom 3

14'7" x 11'5" (4.47m x 3.49m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating D

Council Tax Band F



The property has been utilised as office accommodation for many years and Planning Permission has been obtained for change of use back to residential accommodation.

The property has retained many of its original features to include tiled flooring, wooden flooring, cast iron fireplace and cornicing.

The accommodation on the ground floor comprises an entrance vestibule, hallway, lounge, dining room, utility room, kitchen/dining room, rear hallway and WC. On the first floor there are three bedrooms, study/office and two WCs. Prospective purchasers should note the property does not currently have a bathroom.

The property benefits from a spacious workshop with an electricity supply and wooden garage with running water and sink.

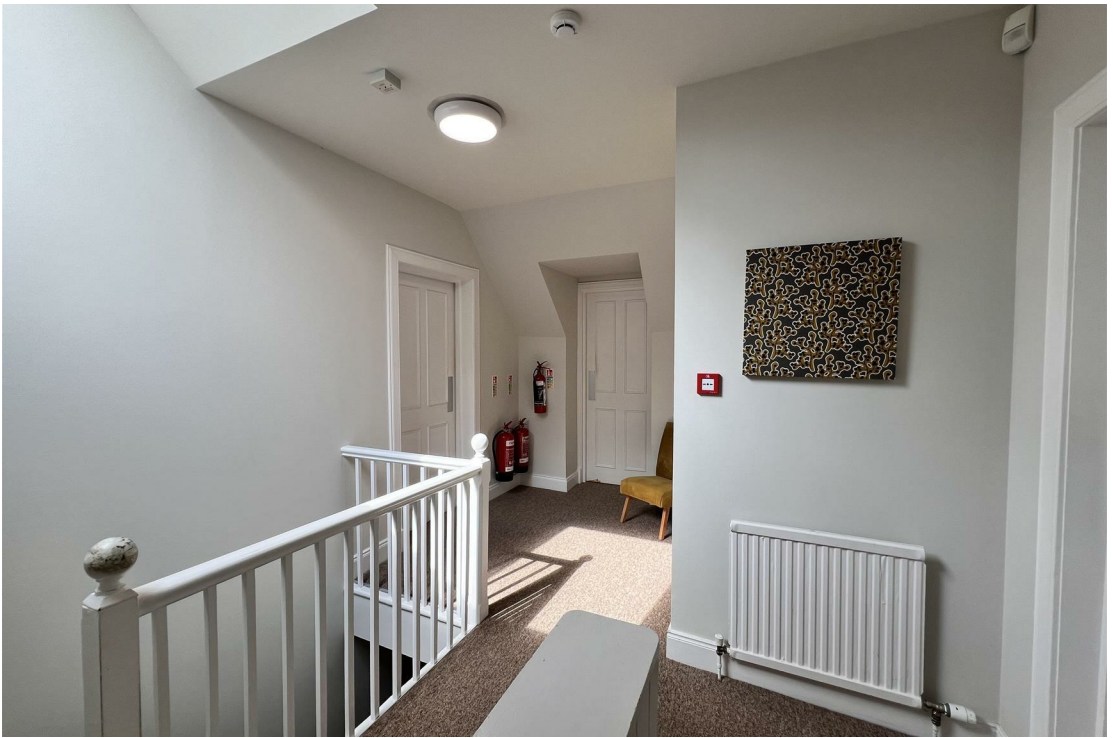
Inshes Retail Park, Raigmore Hospital, Bannatyne Health Club and Spa, Beechwood Business Park and the UHI Inverness Campus are all within walking distance.

Primary school pupils attend Inshes Primary School and secondary school pupils attend Millburn Academy.

There is a regular bus service to and from the City centre. Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing by appointment only.

Accommodation:	Rear hallway 3.48m x 1.95m
Entrance vestibule 2.46m x 2.11m	Door to rear opening onto an open porch and patio area. Doors to dining room, WC, utility room, kitchen/dining room and hallway. Storage cupboard. Carpet.
Entrance door with windows overlooking the front garden. Smoke alarm. Victorian tiled flooring.	First floor hallway 3.01m x 4.42m at widest point
Hallway 4.07m x 3.44m at widest point	Skylight. Doors to two bedrooms and study/office. Carpet.
Doors to vestibule, lounge and rear hallway. Staircase to first floor. Understairs storage space. Carpet.	Bedroom 1 4.42m x 4.46m
Lounge 4.55m x 4.42m	Window to front. Wall lights. Shelves. Laminate flooring.
Double aspect to front and side. Original fireplace with slate hearth. Recessed shelves. Wall lights. Smoke alarm. Laminate flooring.	Study/office 2.98m x 2.17m
Dining room 4.43m x 4.48m	Window to front. Striplight. Shelves. Carpet.
Double aspect to front and side. Original cast iron fireplace. Recessed shelves. Wall lights. Original wooden flooring.	Bedroom 2 4.54m x 4.49m at widest point
Kitchen/dining room 4.30m x 3.89m	Window to front. Wall lights. Carpet.
Double aspect to side and rear. Wall and base units with work top and tiling. Porcelain 1 ½ bowl sink. Integrated Zanussi 5 ring calor gas hob, extractor and double electric oven. Free standing fridge/freezer. Recessed shelves. Smoke alarm. Karndean flooring.	Inner hallway 2.65m x 1.97m
Utility room 3.34m x 2.16m	Skylight to rear. Doors to two WCs and bedroom. Carpet.
Window to side. Carpet.	WC 2.35m x 1.23m
WC 1.92m x 2.61m	Skylight to side. White WC and pedestal wash hand basin. Shelf. Mirrors. Vinyl flooring.
Window to rear. White WC and wash hand basin. Coathooks. Mirrored tiles. Vinyl flooring.	WC 2.35m x 1.26m
	Skylight to side. White WC wash hand basin. Mirrors. Shelf. Vinyl flooring.
	Bedroom 3 4.47m x 3.49m
	Double aspect to side and rear. Cupboard housing Mega flow water tank. Carpet.





Outbuildings

Detached workshop with electricity

Detached timber garage with water and electricity

Wood store

Outside

A gravelled driveway leads up to the property with ample off street parking for several cars.

The mature well manicured garden ground surrounding the property has been laid to lawn with shrubs and trees with a secluded patio area, ideal for outdoor entertaining.

Extras

All fitted floor coverings and fridge/freezer are included in the sale price.

Heating and glazing

Oil fired central heating and double glazing.

Services

Mains electricity, water and drainage.

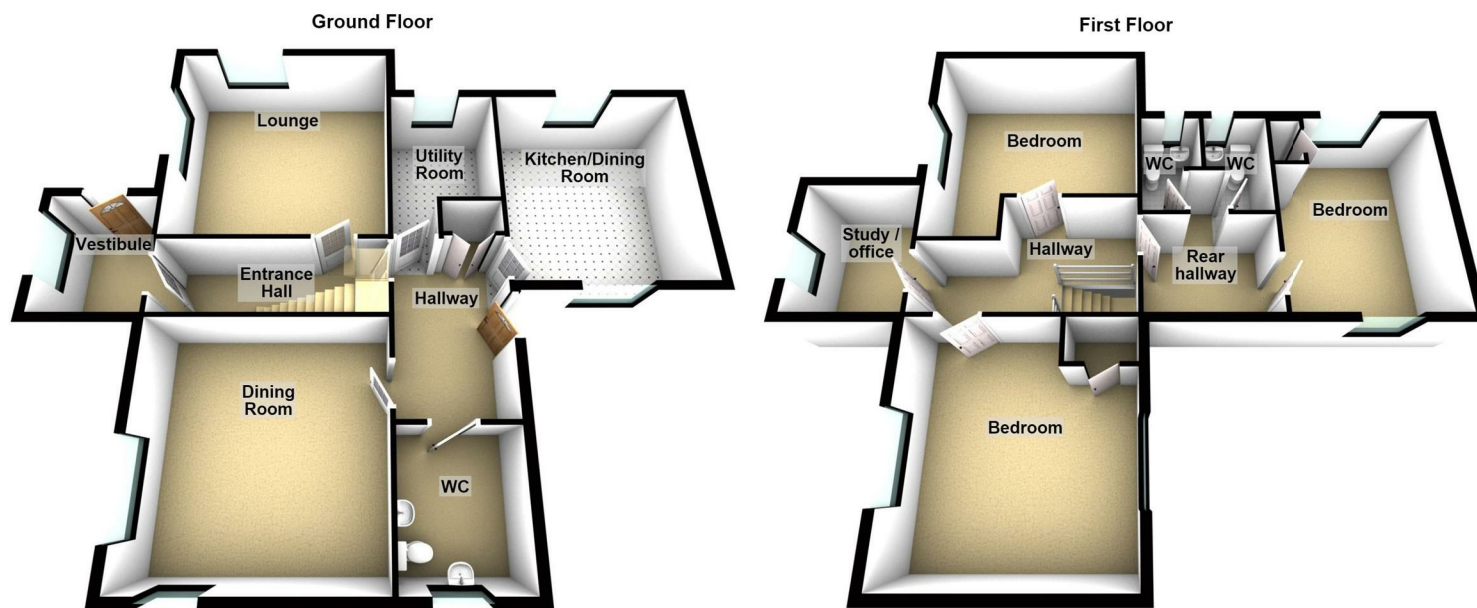
City Fibre broadband.

Security alarm system.

EPC Rating D

Council Tax Band F





Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	

Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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