Harper Macleod LLP
Estate Agents & Solicitors

# 33 Union Road, Inverness IV2 3JY

**Offers over £325,000**

3 2 2 D

## 33 Union Road

Inverness, IV2 3JY

Beautifully presented traditional Victorian 3 bedroom semi-detached home with garage and private garden situated in the sought after Crown Conservation Area of Inverness.

**Vestibule**
4'5" x 3'11" (1.36m x 1.21m)

**Hallway**
18'0" x 6'7" (5.50m x 2.01m)

**Lounge**
13'1" x 13'3" (4.01m x 4.04m)

**Shower room**
6'2" x 6'10" (1.88m x 2.10m)

**Open plan dining room/kitchen**

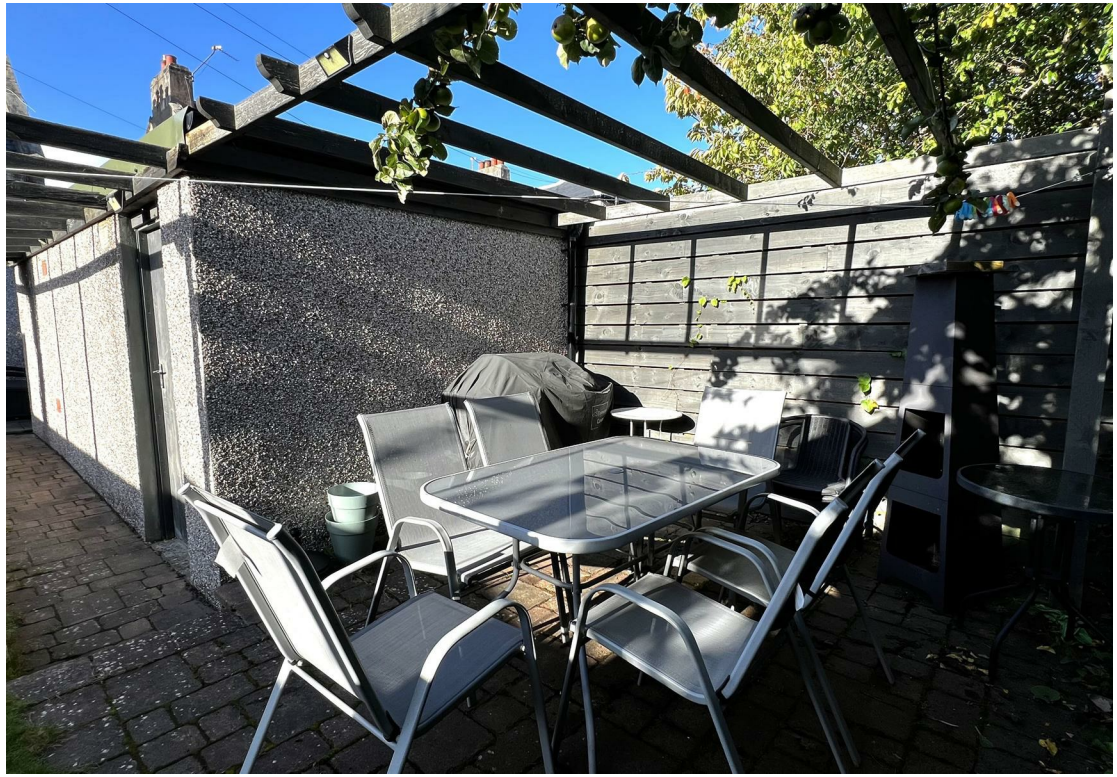
**Dining room**
11'3" x 11'11" (3.43m x 3.65m)

**Kitchen**
10'0" x 11'1" (3.07m x 3.38m)

**First floor half landing**

**First floor hallway**
6'5" x 9'0" at widest point (1.98m x 2.76m at widest point)

**Bedroom 1**
11'9" x 11'1" (3.59m x 3.38m)



**Bedroom 2**
13'1" x 11'1" (4.01m x 3.38m)

**Bedroom 3**
6'6" x 9'0" (2.00m x 2.75m)

**Outbuildings**

**Single garage**

**Log store**

**Outside**

**Extras**

**Heating and glazing**

**Services**

**EPC Rating D**

**Council Tax Band E**

The home is full of charm and character and well laid out to provide comfortable living accommodation which comprises an entrance vestibule with stained glass door, hallway, lounge, open plan dining room/kitchen, shower room, bathroom and three bedrooms.

It has retained many of its original features with high ceilings, ceiling rose, cornicing, wooden doors, original cast iron fireplace, intricate archway in the entrance hallway and original staircase with cast iron spindles.

There is a shared driveway to the side of the property leading up to the garage and rear garden.

There is a good selection of shops, cafes and services in the Crown area and the city centre is within walking distance.

Primary School pupils attend Crown Primary School and secondary pupils attend Millburn Academy.

Inverness offers an extensive range of retail, leisure and business facilities and also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing strictly by appointment.

Accommodation:

Vestibule 1.36m x 1.21m

Entrance door opening into the vestibule and decorative stained glass door to hallway. Wood panelling. Tiled flooring.

Hallway 5.50m x 2.01m

Doors to lounge, kitchen and shower room. Staircase to first floor. Understairs storage cupboard. Feature archway. Carpet.

Lounge 4.01m x 4.04m

Window to front. Traditional cast iron fireplace with decorative ceramic tiles, ornate mantlepiece on slate hearth. Recessed wall cabinets with alcoves and spotlights above. Ceiling rose and coving. T.V. point. Carpet.

Shower room 1.88m x 2.10m

Window to rear. White WC and pedestal wash hand basin. Mirror with light above. Built-in storage cupboard with shelves. Shower cubicle with mains shower and wet wall. Tiled flooring.

Open plan dining room/kitchen

Dining room 3.43m x 3.65m

Window to side. Multi-fuel burner on slate hearth. Spotlights. Wooden flooring and exposed brick wall with opening to the kitchen.

Kitchen 3.07m x 3.38m

Window to side and French doors opening onto the patio at the rear. White 1 ½ bowl ceramic sink with right hand drainer. Range cooker with gas hob and electric ovens, tiled splash back and extractor. Integrated Hoover washer/dryer, Smeg dishwasher and fridge/freezer. Wall mounted Baxi central heating boiler. Spotlights. Heat alarm. Tiled flooring.

First floor half landing

Skylight. Door to bathroom.

Bathroom 2.00m x 2.20m

Window to side. White WC and pedestal wash hand basin with mirror above. Wall cabinet. Double ended roll top bath with chrome claw legs and shower mixer tap. Tongue and groove wood panelling. Chrome towel radiator. Laminate flooring.

First floor hallway 1.98m x 2.76m at widest point

Doors to three bedrooms. Storage cupboard. Smoke alarm. Carpet.

Bedroom 1 3.59m x 3.38m

Window to rear. Laminate flooring.

Bedroom 2 4.01m x 3.38m

Window to front. Recessed wall cabinet with shelves above. Carpet.

Bedroom 3 2.00m x 2.75m

Window to front. Carpet.

**Outbuildings**

Single garage

Up and over door with door to rear garden. Power and light.

Log store.

**Outside**

The enclosed front garden is laid out with block paving for low maintenance.

There is a shared block paved driveway to the side of the property leading up to the garage and the gate to the rear garden.

The enclosed rear garden is mainly laid to lawn with a patio area. A block paved path leads up to a patio area with pergola which extends along the side of the garage.

**Extras**

All fitted floor coverings are included in the sale price.

**Heating and glazing**

Gas fired central heating.

Gas fire in the living room and log burner in the dining room.

Double glazing with the exception of a single glazed unit over the front door.

**Services**

Mains electricity, gas, water and drainage.

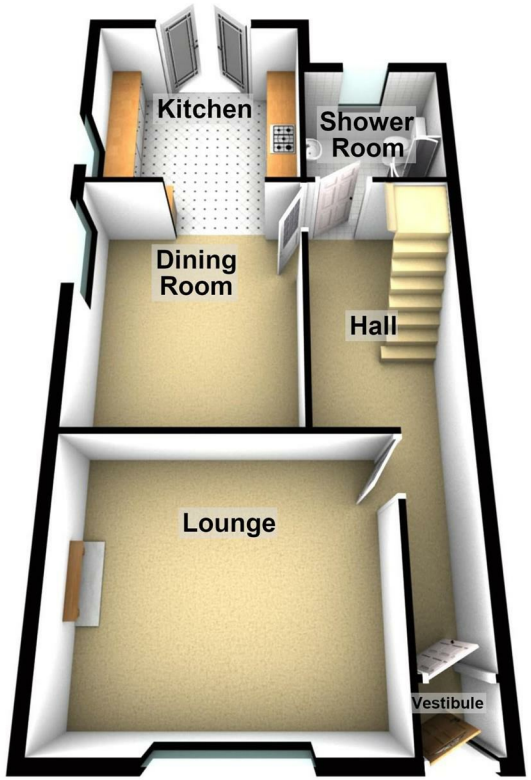
**EPC Rating D**

**Council Tax Band E**

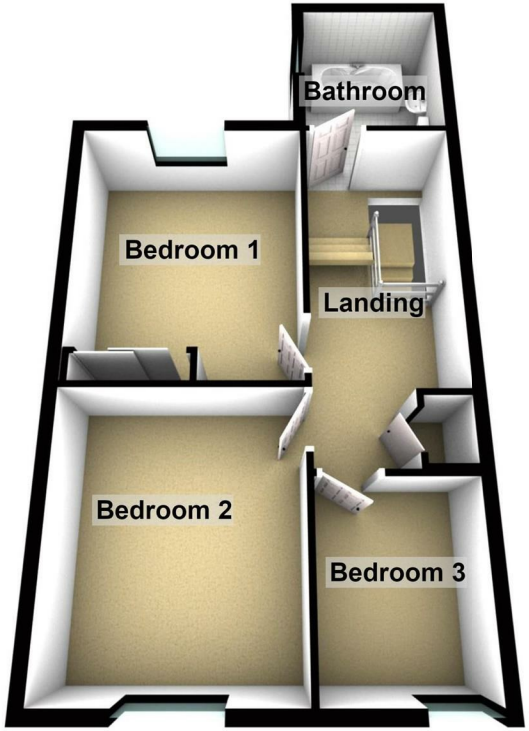
**Viewings**

For further information and an appointment to view please telephone Harper Macleod LLP on 01463 795006

## Ground Floor

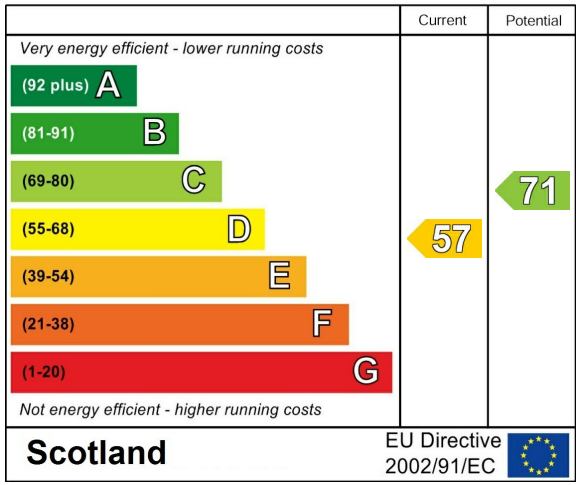



## First Floor

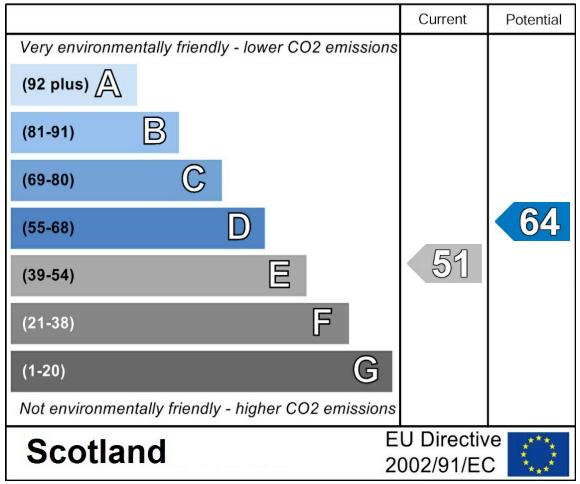



## Energy Efficiency Graph

### Energy Efficiency Rating




### Environmental Impact ($CO_2$) Rating




## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Harper Macleod LLP**, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH
**Tel:** 01463 795 006 **Email:** Susan.Breen@harpermacleod.co.uk https://www.estateagencyhighlands.co.uk