



**Harper  
Macleod LLP**  
Estate Agents & Solicitors

**Speybank, 52 Crown Drive, Inverness IV2 3QG**

**Offers over £550,000**



## Speybank, 52 Crown Drive, Inverness, IV2 3QG

Substantial detached 2 ½ storey 7 bedroom Victorian villa of excellent proportions and well presented throughout, situated in the sought after Crown Area of Inverness, with garage and off street parking for several cars. The home is full of charm and character and has abundance of natural light. It has retained many of its original features from the stained glass and etched panelling on the entrance doorway, geometric tiles, doors, floorboards, deep skirtings, high ceilings, cornicing, picture rails, dado rails, fireplaces and sash and case windows. There is an impressive wide sweeping carved staircase leading up to the first floor.

The accommodation on the ground floor comprises the vestibule, hallway, lounge, dining room, kitchen, inner hallway, snug, rear hallway, utility room and two cloak rooms. There is a back staircase leading up to the first bedroom which can also be accessed from Bedroom 3.

On the first floor half landing there is a bathroom and cloak room. The first floor hallway gives access to four bedrooms and the en-suite shower room.

On the second floor there are a further two bedrooms and a shower room.

The accommodation is well laid out to provide comfortable family living accommodation and is very adaptable for those working from home.

The home benefits from a large decking area to the rear with tree top views. Steps lead down to the paved patio area with access to the cellar, storage under the decking area and the bicycle enclosure to the side of the property. There is also a vegetable garden and green house on this level together with a potting shed with power and light. The sloped back garden, with a woodland walk and seating area, leads down to the private lawn with summerhouse and garden shed. A feel of the countryside in the middle of the City is enjoyed from the garden which has an array of shrubs and trees.

There is a good selection of shops, restaurants and services in the Crown area. Primary school pupils attend Crown Primary School and secondary school pupils attend Millburn Academy. The city centre is within walking distance which offers an extensive range of retail, leisure and business facilities. Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Only by viewing can one appreciate the ambience of the home.



Accommodation:

Vestibule 2.65m x 1.40m

The front door with glazed side panels opens into the vestibule. Coat hooks. Dado rail. Original geometric tiles. Glazed door with stained glass panels opening into the hallway.

Hallway 2.68m x 5.51 at widest point

Doors to lounge, dining room, kitchen and inner hallway. Staircase to first floor. Cornicing, picture rail and dado rail. Smoke alarm. Wooden flooring.

Lounge 6.12m x 4.60m

Large bay window to front. Original carved wooden mantelpiece with slate surround, multi-fuel burning stove and slate hearth. Cornicing, ceiling rose and wood panelling around bay window. Storage cupboard. Wooden flooring.

Dining room 4.75m x 6.21m

Large bay window to front. Alcove with shelves and cupboard below. Storage cupboard. Original carved wooden mantelpiece with slate surround, multi-fuel burner and slate hearth. Cornicing, picture rail and dado rail. Wooden flooring.

Kitchen 4.49m x 4.75m

Double aspect to side and rear with glazed door opening onto the decking area. Wall and base units with worktop and tiling. Feature under unit lighting. Stainless steel 1 ½ bowl sink with right hand drainer. Integrated Bosch induction hob with glass splashback, extractor, AEG electric oven, Panasonic microwave and Bosch integrated dishwasher. Samsung American fridge/freezer. T.V. point. Laminate floor tiles.

Inner hallway 1.05m x 2.70m

Doors to cloak room, utility room and snug. Under stairs cupboard. Wooden flooring.

Cloak room 2.80m x 1.83m

Window to rear with shelf below. White WC and wash hand basin set in vanity unit. Double storage cupboard. Spotlights. Vinyl flooring.

Utility room 2.87m x 3.72m

Window to rear. Wall and base unit. Stainless steel sink with right hand drainer. Plumbed for washing machine. Storage cupboards. Striplight. Vinyl flooring.

Snug 4.55m x 3.13m

Window to side. Picture rail. Recessed shelves. Floor to ceiling storage cupboards. T.V. point. Wooden flooring.

Rear hallway 1.71m x 1.39m

Door to side. Doors to laundry room and cloak room. Back staircase to first floor. Vinyl flooring.

Cloak room 0.78m x 1.43m

Window to rear. White WC and wash hand basin. Vinyl flooring.

Bedroom 1 2.82m x 2.97m

Accessed from back staircase and Bedroom 3. Window to rear. Built-in unit with drawers. Carpet.

First floor half landing

Staircase from ground floor. Archway. Window to side. Dado rail. Wooden flooring.

Cloak room 1.26m x 1.25m

Window to rear. White WC and wash hand basin. Wet wall to half height. Storage cupboard. Tiled flooring.

Bathroom 1.70m x 2.80m

Window to rear. White wash hand basin set in vanity unit with mirror above. Bath with shower tap. Double shower cubicle with mains shower and wet wall. Extractor. Spotlights. Vertical towel radiator. Tiling to walls and flooring.

First floor hallway

Doors to four bedrooms and en-suite shower room. Built-in bookcase. Skylight window providing natural light. Staircase to second floor. Wooden flooring.

Bedroom 2 3.72m x 4.76m

Window to rear. Storage cupboard. Cornicing. Spotlights. Wooden flooring.

Bedroom 3 4.77m x 4.24m

Window to side. White wash hand basin with splashback, glass shelf and mirror. Cornicing. Wooden flooring. Door to back staircase.

Bedroom 4 3.99m x 4.62m

Window to front. White pedestal sink with splash back and mirrored wall cabinet. Built-in cupboard. Wooden flooring.

Bedroom 5 4.72m x 5.27m

Window to front. Storage cupboard. Wall mirror. Cornicing. Wooden flooring.

En-suite shower room 2.66m x 1.77m

Window to front. Doors to bedroom and hallway. White WC and pedestal wash hand basin with mirrored wall cabinet above. Double shower cubicle with mains shower and wet wall. Extractor. Vertical towel radiator. Spotlights. Tiling to walls and flooring.

Second floor landing

Skylight window. Doors to two bedrooms and shower room. Carpet.

Bedroom 6 3.68m x 4.75m

Window to rear. Original cast iron fireplace with mantelpiece. Box room with window. Access to roof space with light. Access to eaves. Carpet.

Shower room 2.60m x 1.77m

Skylight window to rear. White WC and wash hand basin set in vanity unit. Mirror and glass shelf. Towel rail. Shower cubicle with mains and wet wall. Tiling to walls and flooring.

Bedroom 7 4.53m x 3.71m

Window to rear. Original cast iron fireplace with mantelpiece. Access to roof space which is floored. Carpet.

### **Outbuildings**

Cellar housing the central heating boiler, wooden garage, greenhouse, potting shed, summerhouse and garden shed.

### **Outside**

The gravelled driveway to the front and side of the property provides off street parking for several cars.

There is a large decking area to the rear of the property and steps leading down to a patio area.

The sloped rear garden has an array of shrubs and trees. A pathway leads down to the lawn at the bottom of the garden.

### **Extras**

All fitted carpets, curtains (with the exception of the lounge and dining room curtains), blinds, Samsung American fridge/freezer, table and chairs in the kitchen and the furniture in the summerhouse are included in the sale price. Further items of furniture are available to purchase under separate negotiation.

### **Heating and glazing**

Gas central heating, double glazing and sash and case windows.

### **Services**

Mains gas, electricity, water and drainage.

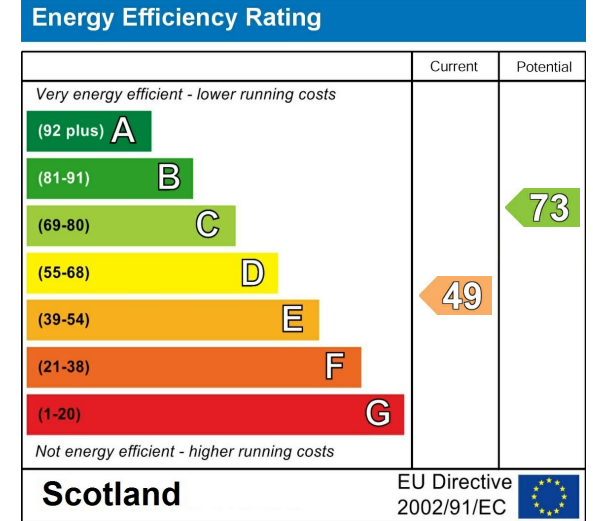
### **EPC Rating E**

### **Council Tax Band G**

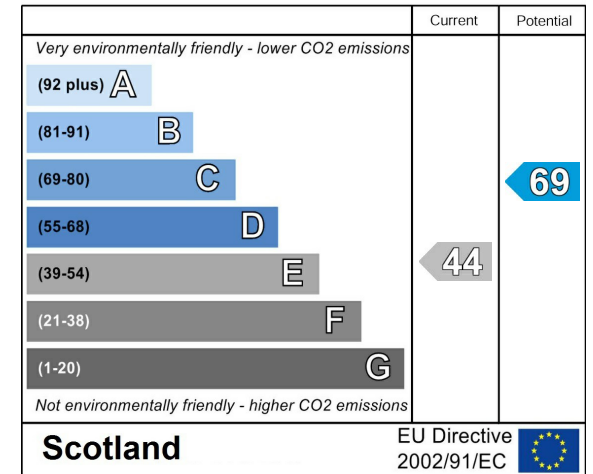




## Energy Efficiency Graph



## Environmental Impact (CO<sub>2</sub>) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.