

Sunnyholm, 12 Mayfield Road

Crown, Inverness, IV2 4AE

Offers Over £525,000





Overview

- Rarely available detached bungalow in fantastic location
- Close to city centre in sought after Crown area
- Ideal family home with flexible layout
- Two adjoining self-contained annexes, ideal for additional income
- Large secluded gardens, detached garage, two driveways
- EPC Band D



Description

An excellent opportunity to purchase a fantastic bungalow in the rarely available Mayfield Road, close to Inverness city centre. The house was originally built in the early 1930s and since then has been extended twice over the years and offers two fantastic annexes, ideal for lets or rentals. The main home consists of a spacious lounge with bay window overlooking the rear garden, a kitchen with Rangemaster, fridge/freezer, breakfast bar and walk-in larder, a snug/family room which benefits from a woodburning stove, a generously appointed dining room and a large conservatory. There are 3 bedrooms, one jacknill shower room and the family bathroom which completes the property. There is access to a loft room, which is currently used for storage. To the side of the property is a useful utility room with separate entrance. There is double glazing and gas central heating throughout with PV solar panels.

The Sheiling is a modern two bed roomed annex with its own entrance which can also be accessed from the conservatory of the main house. There is a bright open plan lounge/kitchen/diner and two double bedrooms, both with storage and ensuite shower rooms. There is a deep cupboard for additional storage. It has double glazing and gas central heating.

The Cottage is the second self-contained annex with its own entrance. It consists of a lounge with bay window, kitchen, double bedroom with fitted wardrobes and a shower room. There is a cupboard for extra storage. It has electric heating and double glazing throughout.

Set on a generously sized plot with well-maintained gardens, the property provides an excellent play area for children, or alternatively, a lovely space for those who enjoy gardening or relaxing in the sun. Situated at the rear, the south facing level garden comprises of planted borders, a lawn and a patio area providing an outdoor seating area. There are two driveways and a detached garage with power and lights provides additional storage.



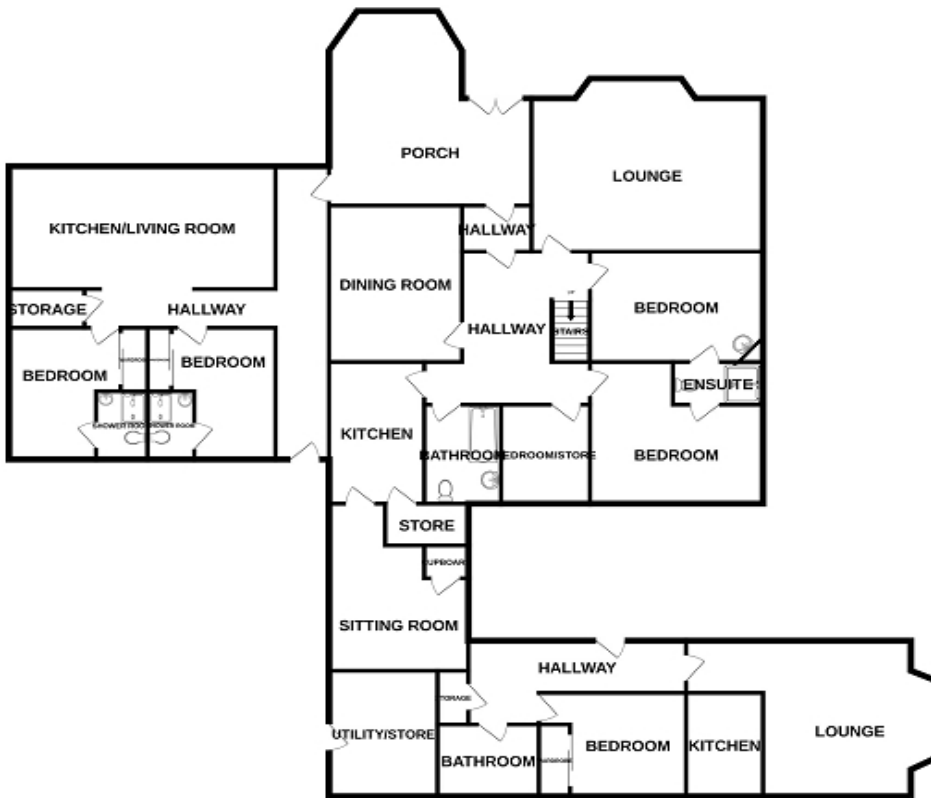
Lounge	<i>(14' 4" x 15' 9") or (4.36m x 4.81m)</i>
Dining Room	<i>(14' 3" x 13' 6") or (4.35m x 4.12m)</i>
Kitchen	<i>(9' 6" x 13' 2") or (2.90m x 4.02m)</i>
Snug/Family Room	<i>(11' 9" x 15' 5") or (3.58m x 4.70m)</i>
Conservatory	<i>(12' 8" x 16' 2") or (3.86m x 4.93m)</i>
Bedroom 1	<i>(9' 8" x 11' 5") or (2.94m x 3.47m)</i>
Jack And Jill	<i>(2' 7" x 6' 7") or (0.78m x 2.0m)</i>
Bedroom 2	<i>(7' 10" x 11' 3") or (2.40m x 3.43m)</i>
Bedroom 3	<i>(9' 0" x 9' 5") or (2.75m x 2.86m)</i>
Bathroom	<i>(4' 10" x 9' 3") or (1.47m x 2.82m)</i>

Annex 1 - Lounge/kitchen	<i>(11' 5" x 24' 0") or (3.48m x 7.31m)</i>
Annex 1 - Bedroom 1	<i>(11' 5" x 8' 6") or (3.48m x 2.59m)</i>
Annex 1 - Bedroom 1 en-suite	<i>(2' 6" x 7' 3") or (0.75m x 2.21m)</i>
Annex 1 - Bedroom 2	<i>(11' 5" x 8' 6") or (3.48m x 2.59m)</i>
Annex 1 - Bedroom 2 en-suite	<i>(2' 6" x 7' 3") or (0.75m x 2.21m)</i>
Annex 2 - Lounge	<i>(13' 1" x 11' 10") or (4.0m x 3.61m)</i>
Annex 2 - Kitchen	<i>(6' 9" x 9' 1") or (2.05m x 2.77m)</i>
Annex 2 - Bedroom	<i>(9' 1" x 12' 6") or (2.76m x 3.80m)</i>
Annex 2 - Shower Room	<i>(7' 5" x 5' 2") or (2.25m x 1.57m)</i>



GROUND FLOOR

1ST FLOOR



Services

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

Extras

Main house: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Rangemaster, extractor, integrated fridge/freezer.

The Sheiling: All fitted floor coverings, fixtures and fittings, including all light fittings, curtain poles and window blinds. Electric hob, oven, extractor, free standing fridge and washing machine.

The Cottage: All fitted floor coverings, fixtures and fittings, including all light fittings, curtain poles and window blinds. Electric hob, oven and extractor, fridge/freezer, washing machine. There are items available under separate negotiation.

Council Tax

Band G

Tenure

Freehold



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