

# Hawthorn Lodge, 15 Fairfield Road

Fairfield, Inverness, IV3 5QA



**Offers Over £295,000**





### Overview

- Spacious 4 bed Victorian semi-detached villa
- Excellent residential location on West side of Inverness
- Lounge, kitchen/diner, 4 bedrooms, 2 en-suites, shower room
- Ideal B&B or holiday let
- Enclosed gardens, off street parking, shed
- EPC Band D



### Description

Fantastic opportunity to purchase a Victorian semi-detached villa located on the desirable Fairfield Road, on the West side of the River Ness. Dating back to the late 1800's this well-appointed 4 bedroom property is within walking distance of the city centre, local amenities and the River Ness. The property is compliant with current letting legislation and has been run as a successful Bed and Breakfast for approximately 30 years. To the front of the property is the bright lounge which has original cornicing, ceiling rose and bay windows. The modern kitchen/diner has an integrated electric hob, double oven, extractor, under counter fridge. There is a useful utility room with sink, storage and space for additional white goods. The washing machine and tumble dryer are included in the sale. Completing the downstairs accommodation is a double bedroom with ensuite shower room. Upstairs offers 3 double bedrooms, one of which benefits from an ensuite and the shower room. There is double glazing, gas central heating and good storage throughout. The enclosed south facing rear garden is low maintenance with off street parking for at least 4 cars. The garden timber shed/garage is also included in the sale. Further on street permit parking is available. This is a fantastic property for anyone wanting to put their own stamp on a period property which is full of potential and in a great location.



## Room Dimensions

Entrance Hall	(8' 4" x 3' 11") or (2.55m x 1.20m)
Lounge	(14' 6" x 13' 11") or (4.41m x 4.24m)
Kitchen	(10' 11" x 13' 11") or (3.34m x 4.25m)
Utility Room	(7' 10" x 10' 9") or (2.40m x 3.27m)
Bedroom 4 (downstairs)	(12' 4" x 9' 5") or (3.76m x 2.87m)
Bedroom 4 En Suite	(3' 3" x 5' 9") or (0.98m x 1.75m)
Bedroom 1	(11' 1" x 12' 7") or (3.37m x 3.84m)
Bedroom 1 En Suite	(5' 7" x 6' 9") or (1.71m x 2.05m)
Bedroom 2	(12' 5" x 12' 8") or (3.79m x 3.85m)
Bedroom 3	(11' 1" x 11' 3") or (3.38m x 3.42m)
Shower Room	(5' 11" x 6' 10") or (1.80m x 2.09m)





### Services

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

### Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtain poles and window blinds. Integrated electric hob, double oven, extractor, under counter fridge. Washing machine and tumble dryer.

### Council Tax

Band E

### Tenure

Freehold

### Entry

Immediate entry is available.

### Viewing

To view this property please contact Louise on 07796 673594 or 01463 233218.

GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other fixtures and appliances are not necessarily taken for any one particular room or area. The plans for the development purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and do not guarantee any performance or reliability. See our terms and conditions for more details.  
Made with Neotoma 12/12



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