

# 5 Beaufort Road

Crown, Inverness, IV2 3NP

**Offers Over £450,000**







## Overview

- Impressive Victorian semi detached 4 bed villa
- Sought after Crown Primary school catchment area
- Spacious accommodation with many period features
- Lounge, dining room, kitchen/dining/family Room, utility
- 4 double bedrooms, shower room, family bathroom
- EPC Band D



Fantastic opportunity to acquire a substantial family home in the highly desirable Crown area of Inverness. This charming semi-detached villa has been thoughtfully extended and tastefully updated, all while preserving beautiful original features such as high ceilings, solid wood doors, and deep skirtings. The property offers two inviting public rooms: a formal lounge with a bright bay window, feature fireplace and gas fire, and a spacious dining room - perfect for hosting, with ample space for a dining table and eight chairs. The stylish kitchen/diner is well-appointed with generous cupboard and worktop space and features integrated appliances including an induction hob, oven, combi microwave/oven, warming drawer, 3/4 height fridge and dishwasher. A cosy adjoining family area with log burner adds a warm, relaxing space for everyday living. The modern utility room has a striking glazed roof that fills the space with natural light and offers additional storage and integrated appliances, including a large freezer and a washer/dryer. A contemporary shower room completes the ground floor accommodation. Upstairs, the property offers four good-sized double bedrooms. The principal bedroom benefits from a bay window that floods the room with light, while bedroom two includes two double wardrobes and ample storage. Bedroom three is also a bright spacious bedroom whilst the fourth bedroom could be utilised as a study/office. The sleek family bathroom with a separate shower completes the first floor layout. A fully floored attic with window, electricity, and lighting - accessed via a hallway ladder, provides fantastic additional storage. The hallway also includes a coat cupboard and under-stair storage. The home benefits from double glazing and gas central heating throughout. The front garden is laid to lawn with mature plants and shrubs. The generous rear garden is also lawned, featuring a sunny patio area, a stocked log store, and an attractive summerhouse with power and lighting - ideally positioned to enjoy the sun throughout the day. A shared driveway leads to a semi-detached single garage with power and light. On-street permit parking is also available.





## Room Dimensions

Lounge	(13' 9" x 13' 9") or (4.18m x 4.18m)
Dining Room	(12' 10" x 9' 11") or (3.90m x 3.03m)
Kitchen / Diner	(24' 1" x 11' 5") or (7.33m x 3.49m)
Utility Room	(15' 4" x 7' 1") or (4.67m x 2.16m)
Shower Room	(4' 11" x 7' 0") or (1.50m x 2.13m)
Bedroom 1	(13' 2" x 13' 7") or (4.02m x 4.13m)
Bedroom 2	(13' 6" x 9' 7") or (4.11m x 2.92m)
Bedroom 3	(13' 11" x 10' 2") or (4.23m x 3.11m)
Bedroom 4	(8' 11" x 7' 7") or (2.73m x 2.31m)
Bathroom	(11' 1" x 6' 0") or (3.39m x 1.84m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include an induction hob, oven, combi microwave oven, warming drawer, 3/4 height fridge, dishwasher, freezer and washer/dryer. Summer house and log store.

#### Services

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

#### Council tax

Band G

#### Tenure

Freehold

#### Floor Area

177m<sup>2</sup>

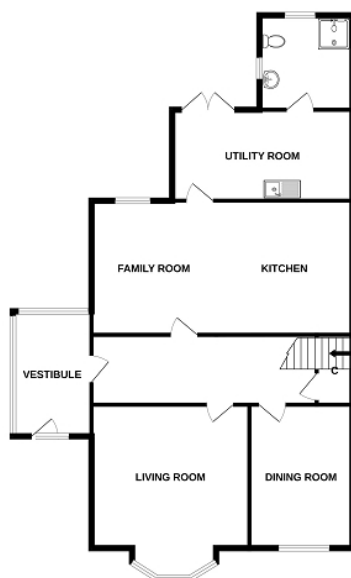
#### Entry

By mutual agreement

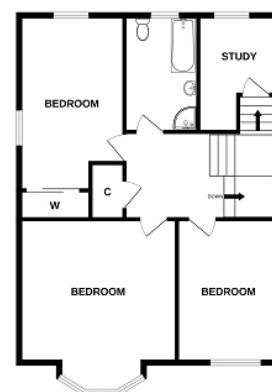
#### Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

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1ST FLOOR



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