

Aird House, Old Edinburgh Road South, Inverness, IV2 6AR



Offers Over £610,000





Overview

- Immaculate traditional detached cottage set within private grounds
- Stunning contemporary refurbishment throughout
- Lounge, kitchen/dining room, 5 bedrooms, craft room, 3 baths, utility
- Integral double garage, gym, workshop, garden room, drive
- secluded gardens extending to 3/4 acre, garage, workshop
- epc band E



The original Aird House dates back to 1729 and has been carefully extended over the years. The cottage underwent a complete refurbishment in 2013 by the current owners, including new roof, insulation, heating, windows and redecorated throughout. The stylish interior has been finished to an exacting standard and will appeal to the discerning buyer looking for an immaculate home, truly in walk-in condition. The lounge benefits from an exposed stone wall and feature multi-fuel burning stove. The sleek newly fitted kitchen/dining room is the heart of the home and benefits from granite work surfaces, a Rangemaster Nexus induction cooker and integrated Bosch dishwasher and Liebherr Fridge and Freezer. There is ample space for dining table and 6 chairs, as well as a seating area, with French doors opening out onto the decking. There is a useful ground floor bedroom, which is currently used as an office, and a stylish WC. There is another reception room, currently used as a craft room, which benefits from an electric AGA. This could easily be turned into a family room or dining room. The substantial utility room completes the accommodation downstairs. Upstairs offers 3 spacious double bedrooms, a single room - which is used as a dressing room and 2 luxurious shower rooms. The master bedroom offers lovely outlooks over the garden and surrounding areas, which can be enjoyed from the opulent free standing bath in the bedroom. The integral double garage has an electric door, power and lights and a bike store and bike workshop area.

The lovely gardens extend to 3/4 acre and are mostly laid to lawn and bounded by a stone wall and fence. Completely enclosed, the established gardens are well stocked with mature trees and shrubs and offer a private and tranquil place to relax. It is a fantastic space for entertaining and several seating areas to choose from to take advantage of the sunshine. There is both a garden room and gym in the garden, both with power and lights. The gym is a sufficient size that it could be converted into a self contained 1 bedroom unit. There is also a large workshop and a treehouse.



Room Dimensions

Entrance Vestibule	(4' 9" x 7' 0") or (1.46m x 2.14m)
Lounge	(15' 5" x 18' 2") or (4.69m x 5.53m)
Kitchen / Diner	(13' 0" x 21' 7") or (3.96m x 6.57m)
Utility Room	(10' 1" x 16' 1") or (3.08m x 4.91m)
Craft room	(14' 11" x 10' 8") or (4.55m x 3.24m)
WC	(6' 8" x 5' 5") or (2.04m x 1.65m)
Bedroom 5	(11' 5" x 12' 5") or (3.47m x 3.78m)
Master Bedroom	(14' 0" x 15' 0") or (4.26m x 4.58m)
Master Shower Room	(11' 6" x 8' 4") or (3.51m x 2.54m)
Dressing Room/Bedroom 4	(11' 7" x 8' 8") or (3.53m x 2.64m)
Bedroom 2	(9' 2" x 12' 0") or (2.80m x 3.65m)
Bedroom 3	(16' 2" x 13' 5") or (4.93m x 4.08m)
Shower Room 2	(9' 2" x 10' 11") or (2.79m x 3.33m)





Extras

All fitted floor coverings, fixtures and fittings, including light fittings. Window blinds. Rangemaster Nexus Induction range cooker. Bosch dishwasher, Liebherr fridge and freezer. Electric AGA, Fisher & Paykel dishwasher in craft room. Storage units in utility room and craft room. Garden room. Tree house.

Services

Mains electricity and water. septic tank drainage. Oil tank. Satellite, Telephone and Broadband.

Entry

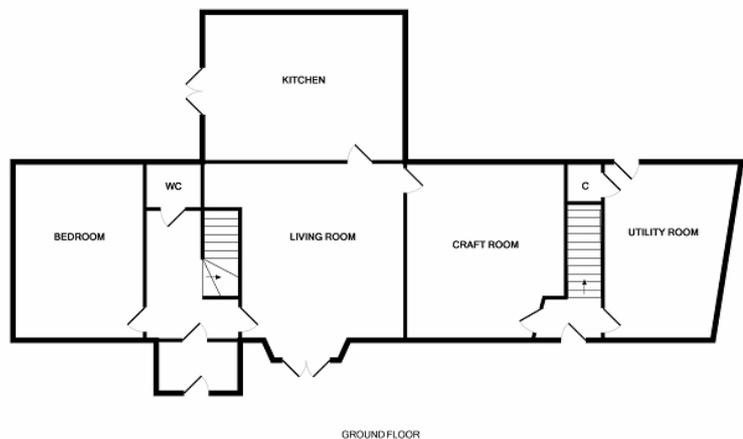
By mutual agreement.

Council tax

Band G

Viewing

To arrange a viewing of this property please contact Karine MacRae on 01463 233218 or 07919 176787.



Tel: 01463 233218

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