

**The Cottage, Old Smithton, Inverness,
IV2 7NL**

Offers Over £275,000





Overview

- Spacious detached family home in quiet location
- Adjoining self-contained one bedroom flat
- Ideal family home with flexible layout
- Freshly painted and carpeted throughout
- Gardens, garage/workshop, large driveway
- EPC Band E



Description

Fantastic opportunity to purchase an impressive family home in the quiet area of Old Smithton in Inverness. This spacious four bedroom villa has an adjoining self-contained one bedroom flat which can generate an income for the future owners. Offering well appointed accommodation, coupled with a flexible layout, this property would make an ideal family home. It has recently had new carpets, doors and been freshly painted throughout. The ground floor accommodation consists of a good size lounge with feature fire place, an open-plan kitchen/dining room with ample space for a dining table and 6 chairs, a formal dining room with an open fire place, two good size bedrooms and a bathroom. From the hallway, stairs lead to the upper floor which gives access to two double bedrooms, both with fitted wardrobes and a shower room. There is good storage with two hall cupboards and a garage currently used as a studio and utility room. The property is completed with double glazing and gas central heating throughout. Adjoining the property is a fantastic self-contained one bedroom flat which includes a lounge/kitchen/diner, a double bedroom and a bathroom. The flat benefits from its own entrance with access from the front garden. The flat is a perfect income generating addition to the property or alternatively, this would be ideal for anyone with older relatives or young adults who would benefit from a granny annex. The large front garden is laid to lawn, fully enclosed and there is a large gravel driveway with ample space for five vehicles. The small garden to the rear leads to the side of the house with featured patio ideal for entertaining. Overall, the size of this property, coupled with the spacious living accommodation would be ideal for the discerning buyer looking for a quality family home with the option of generating its own income.



Room Dimensions

Lounge	<i>(14' 8" x 11' 8") or (4.47m x 3.55m)</i>
Dining Room	<i>(14' 8" x 9' 10") or (4.46m x 2.99m)</i>
Kitchen / Diner	<i>(13' 7" x 12' 9") or (4.15m x 3.88m)</i>
Ultility	<i>(13' 2" x 11' 4") or (4.02m x 3.46m)</i>
Bedroom 1	<i>(9' 3" x 12' 8") or (2.82m x 3.87m)</i>
Bedroom 2	<i>(9' 5" x 9' 2") or (2.88m x 2.79m)</i>
Bedroom 3	<i>(11' 7" x 11' 9") or (3.52m x 3.57m)</i>
Bedroom 4	<i>(14' 6" x 10' 2") or (4.41m x 3.09m)</i>
Bathroom	<i>(9' 4" x 5' 7") or (2.84m x 1.71m)</i>
Annex Lounge	<i>(18' 8" x 10' 1") or (5.68m x 3.08m)</i>
Annex Kitchen	<i>(10' 0" x 7' 1") or (3.05m x 2.15m)</i>
Annex Bedroom	<i>(11' 11" x 10' 4") or (3.62m x 3.16m)</i>
Annex Bathroom	<i>(5' 8" x 6' 10") or (1.72m x 2.09m)</i>





Extras

All fixtures, fittings & floor coverings, light fittings and Cooker.

Flat: Cooker, Fridge/Freezer and washing machine.

Services

Mains gas, electricity, water and drainage.

Entry

By mutual agreement.

Council tax

Band E

Viewing

To arrange a viewing, please contact Emma MacLaren on 01463 233218.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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