



**SWALLOW HOUSE**  
**56 OLD EDINBURGH ROAD**  
**INVERNESS IV2 3PG**

**£45,000 UNDER HOME REPORT VALUATION**



*Spacious 4 Bedroom Property  
 in Prime Central Location*

- » ENTRANCE VESTIBULE
- » LOUNGE/KITCHEN/DINING ROOM
- » 3 BEDROOMS
- » FAMILY/GAMES/BEDROOM 4
- » BATHROOM
- » SHOWER ROOM
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » GARDEN
- » GARAGE
- » AMPLE PARKING

**FIXED PRICE £255,000**

**YORK HOUSE**  
**20 CHURCH STREET**  
**INVERNESS**

**TELEPHONE**  
**01463 253911**

[www.propertyinverness.com](http://www.propertyinverness.com)



## DESCRIPTION

Taste, luxury and spaciousness are the hallmarks of this very desirable property. Pleasantly situated over three floors, this is a unique opportunity to acquire a fabulous home in a prime central location. In excellent decorative order throughout, Swallow House combines all modern comforts with high ceilings, deep window sills and well proportioned accommodation. The Lounge/Kitchen/Dining Room is spread over the whole of the middle floor and is definitely the 'hub' of this lovely home. The kitchen, which is well fitted with quality solid oak fronted wall and base units, appreciates integrated appliances and has ample space for dining. The lounge is a double aspect room with feature gas fire set in a wooden and cast-iron surround, providing a cosy focal point. On the ground floor there is a bathroom with four piece white suite and two bedrooms, both appreciating large fitted wardrobes. One of these bedrooms is currently being used as a family/games room and has the added bonus of a window/door opening to an area of decking. There are a further two bedrooms and shower room on the first floor, both these bedrooms are double aspect and appreciate good cupboard provision. Benefiting from gas central heating and double glazing, this attractive property must be viewed to be truly appreciated.

## LOCATION

The property is situated in the popular Crown residential area of Inverness, within easy walking distance of the city centre and all its amenities. Local shops, such as bakery, newsagents, delicatessen, cafe and chemist can be found at nearby Kingsmills. Primary school education is located at Crown whilst secondary school children attend Millburn Academy, both within walking distance. Doctor and dental surgeries, together with an optician and veterinary surgery are also nearby.

## DIRECTIONS

From the Town House in the centre of the city, travel along Castle Street and at the top of the hill bear left in to Old Edinburgh Road. At the traffic lights continue straight on, bearing right at the next fork but still on Old Edinburgh Road. Continue along this road and Swallow House is situated half way down this road on the right hand side.

## ACCOMMODATION

### ENTRANCE

From the driveway, steps lead to the front door.

### ENTRANCE VESTIBULE

Via storm doors. Fitted carpet. Shelving and coat hooks. Door to Lounge/Kitchen/Dining Room.

### LOUNGE/KITCHEN/DINING ROOM

**11.28m x 4.41m (37'0 x 14'6)**

A very spacious and bright triple aspect room offering fantastic family accommodation and ideal for those who like to entertain.

### LOUNGE

Window with deep sill to front overlooking garden; wooden venetian blinds. Further window with deep sill to side. The feature gas fire set within a cast-iron and wooden surround provide a very pleasing focal point. Radiator. Two ceiling lights. Smoke detector. Telephone point. Open to Kitchen/Dining Room.



### KITCHEN/DINING ROOM

Window with deep sill to front overlooking garden; wooden venetian blind. Further window to side; blind. Nicely fitted with solid oak wall and base units incorporating a free-standing larder unit and shelving with integrated dishwasher and washing machine. Concealed central heating boiler. Built-in oven, 5 ring gas hob and extractor. Ample worksurface areas with tiling above. Inset one and a half bowl sink with mixer tap. Space for fridge/freezer. Tiled floor. Radiator. Two ceiling mounted five head light track fittings. Open to Lounge. Door to Landing.



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### MIDDLE LANDING

Fitted carpet. Radiator. Downlighter. Door to deep shelved cupboard (housing Megaflo hot water tank). Carpeted stairs to ground and second floor accommodation.

Carpeted stairs lead up to a HALF LANDING. Velux window to side; blind. Stairs continue to the Top Landing.

### TOP LANDING

**2.07m x 1.80m (6'9 x 5'11)**

Velux window to side; blind. Fitted carpet. Radiator. Door to Hall.

## HALL

Fitted carpet. Radiator. Smoke detector. Downlighter. Door to walk-in wardrobe (1.32m x 1.17m) with carpet; downlighter; shelf and hanging rail. Doors to two Bedrooms and Shower Room.

## BEDROOM 1

4.51m x 4.36m (14'10 x 14'4)

Bright double aspect room with dormer window to front and Velux window to rear; blind. Fitted carpet. Radiator. TV point. Hatch to eaves. Hatch to loft.



## BEDROOM 2

4.52m x 4.29m (14'10 x 14'1)

Another bright double aspect room with large fitted wardrobe with shelf and hanging rail. Dormer window to front and Velux window to rear; blind. Fitted carpet. Radiator. Pendant ceiling light. TV point.



## SHOWER ROOM

2.54m x 1.75m (8'4 x 5'9)

Dormer window to front. White suite comprising WC, wash hand basin set in vanity style unit with co-ordinating wall unit with mirror and double shower cubicle with large shower head. Tiling to ceiling height. Tiled floor. Radiator. Ceiling light. Extractor.



From the middle landing, carpeted stairs lead down a half landing

## HALF LANDING

Fitted carpet. Downlighter. Door to side garden. Further carpeted stairs access the bottom landing.

## BOTTOM LANDING

Fitted carpet. Fitted wardrobe with shelving and hanging rail. Understair storage cupboard with vent for tumble dryer. Door to Lower Hall.

## LOWER HALL

3.73m x 1.06m (12'3 x 3'6)

Fitted carpet. Radiator. Smoke detector. Downlighters. Doors to two Bedrooms and Bathroom.

## BEDROOM 3

4.37m x 3.40m (14'4 x 11'2)

Double aspect room with windows to side and rear; deep sills and wooden venetian blinds. Fitted carpet. Radiator. Downlighter. Telephone point. Fitted wardrobe with sliding doors, shelf and hanging rail.



## FAMILY/GAMES/BEDROOM 4

4.35m x 3.94m  
(14'3 x 12'11)

Window to side overlooking decking; wooden venetian blinds. Fitted carpet. Radiator. Downlighter. Fitted wardrobe with sliding doors, shelf and hanging rail. The oak shelving unit and cupboard is available to purchase by separate negotiation. A further window/door to the side allows access to the decking; wooden venetian blind.



**BATHROOM****3.26m x 2.36m  
(10'8 x 7'9)**

White suite comprising WC, wash hand basin, Jacuzzi bath and double shower cubicle with large shower head. Aquaboard sheeting within cubicle and tiling to ceiling height on remaining walls. Tiled floor. Radiator. Downlighter. Extractor. Wall mirror.

**GARAGE 5.95m x 3.02m (19'6 x 9'11)**

Roller door. Power and light. Fitted with units. A pull down ladder accesses a fully floored attic. Outside light.

**GARDEN**

Laid mainly to grass, the front garden is fully enclosed and bound by hedging to the roadside. A large area of decking provides a lovely venue for entertaining. Rotary clothes dryer. Water tap. To the rear, there is an area of communal garden ground which is laid to grass. The brick paved driveway leading to the property caters for ample off road parking/turning whilst a shared driveway accesses the garage.

**HEATING**

The property benefits from gas central heating.

**GLAZING**

The property benefits from double glazing.

**EXTRAS**

All fitted floor coverings and blinds, the integrated dishwasher and washing machine, the oven, hob and extractor are included in the price.

The free-standing kitchen unit and full length shelving unit in bedroom 4 are available to purchase by separate negotiation.

**BURDENS**

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

**SERVICES**

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

**ENTRY**

By mutual agreement.

**VIEWING**

Contact Anderson, Shaw & Gilbert on 01463 253911 or the seller direct on 07767 334445 for appointment to view.

**OFFERS**

All offers must be submitted in an envelope marked "OFFER FOR SWALLOW HOUSE, 56 OLD EDINBURGH ROAD, INVERNESS."

**ENQUIRIES**

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.  
Tel: (01463) 236123.  
Fax: (01463) 711083  
EMAIL [thenderson@solicitorsinverness.com](mailto:thenderson@solicitorsinverness.com)



*Communal  
Garden Area*



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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

