



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, shed and white goods, which are sold as seen.

Heating

Gas central heating.

Glazing

Mixed glazing.

Council Tax Band

F

Viewing

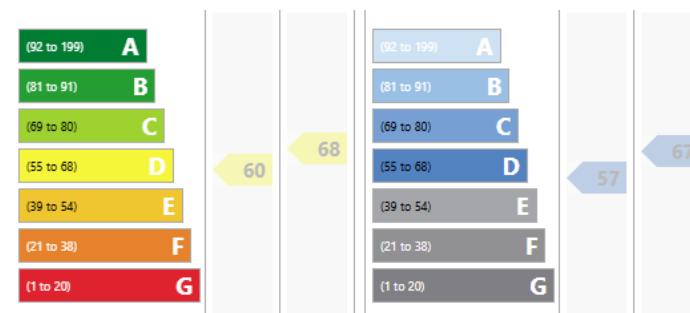
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £300,000
 A full Home Report is available via Munro & Noble website.



Blairbeg, 10 Midmills Road Inverness IV2 3NX

A seldom available, five bed roomed end-terraced Victorian villa which occupies a desirable location and is full of period charm.

OFFERS OVER £300,000

📍 The Property Shop, 20 Inglis Street, Inverness

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📠 01463 22 51 65

Property Overview



End-Terraced Villa



5 Bedrooms



2 Receptions



Office Potential



2 Bathrooms



Gas



Garden



On-Street Permit Parking

Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five



Dining Room



Kitchen





Lounge

Property Description

An exceptional opportunity to acquire Blairbeg 10 Midmills Road, an imposing five bedroomed home situated in the prestigious Crown district of Inverness. This end-terrace villa offers a versatile and expansive layout suiting large families, and boasts gas central heating, mixed glazing, solar panels, and is ideally located within walking distance of Crown Primary School and Millburn Academy. Early viewing is essential for all discerning buyers looking for a quality and comfortable home, with scope to modernise to their own taste. Dating back to circa 1900, the substantial residence is arranged across three levels with half landing, and the property retains much of its period charm and character including high ceilings, cornicing, deep skirting, solid doors, and a unique working servants' bell box. You are welcomed inside via the entrance vestibule and storm door, which leads to the hallway, a generous lounge, a formal dining room, a storage area leading to the utility/shower room and also features an impressive staircase that takes you to the first floor accommodation, where the family bathroom can be found. The front facing lounge is an attractive reception room, with its large bay windows, gas fire and alcove shelving, whilst the dining room is a bright and airy space, courtesy of the large skylight window and provides a super area for entertaining friends and loved ones. Fitted with an excellent range of mounted cabinets, worktop space and a 1/2 sink drainer with mixer tap, the kitchen lies to the rear elevation and comes complete with a free-standing fridge, dishwasher and an integral gas hob and oven/grill. Adjacent to the dining room is the useful utility/shower room which comprises an additional sink, has wall and base units, and a washing machine. It also benefits from a tiled shower cubicle, WC and a door to the rear elevation for convenience. The second and third floor are dedicated to the sleeping accommodation, as well as a small box room, which could be utilised as a home office, study, or playroom. There are five comfortable bedrooms in total, three having wash hand basins, and all of which have lockable doors.

Outside, the front garden is laid to paved slabs with a neat gravel border and has shared access to the side elevation via a secured gate. The rear garden is fully enclosed, ensuring privacy and incorporates areas of gravel, and paved slabs, keeping it low maintenance. This area makes a lovely spot for enjoying the sun, and includes a timber shed.

Crown is a conservation area and one of the most desirable residential areas of Inverness, with a wide range of local amenities on your doorstep including a newsagent/post office, coffee shops, Boots chemist, Harry Gow bakery, and both doctors' and dental surgeries. Midmills Road is also ideally placed for easy access into the city centre, which offers an extensive choice of shopping, leisure and recreation, with excellent road and rail links and an international airport.



Utility/Shower Room



First Floor Landing



Bathroom

Rooms & Dimensions

Entrance Vestibule
Approx 1.42m x 1.84m

Entrance Hall

Lounge
Approx 5.09m x 4.59m

Dining Room
Approx 4.58m x 3.70m

Kitchen
Approx 3.53m x 3.12m*

Utility/Shower Room
Approx 2.87m x 1.44m

Bathroom
Approx 2.23m x 2.75m

First Floor Landing

Bedroom One
Approx 4.50m x 3.68m

Bedroom Two
Approx 4.49m x 3.72m

Bedroom Three
Approx 2.31m x 3.21m

Second Floor Landing

Bedroom Four
Approx 2.55m x 3.76m

Bedroom Five
Approx 2.58m x 3.83m

Box Room
Approx 2.31m x 1.57m

*At widest point

