



PRESTON VILLA

40 LOVAT ROAD, INVERNESS

Galbraith



PRESTON VILLA, 40 LOVAT ROAD, INVERNESS

An attractive, traditional semi-detached villa located in the popular Crown area of the city.

City Centre 0.5 miles. ■ Airport 8 miles.

- Two Reception Rooms. Four Bedrooms.
- Well-proportioned and comfortable accommodation over three floors.
- Easily maintained garden.
- Sought after location.
- Within walking distance of the city centre.

About 0.021 hectares (0.051 acres) in all.

Offers Over £325,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Lovat Road is situated in the popular Crown conservation area just a 0.5 mile walk from the city centre. Crown Primary School and secondary schooling at Millburn Academy are both within easy walking distance as are local amenities that include a general store with post office, a baker, a chemist, a delicatessen, cafes, and restaurants. Inverness has all the facilities of a thriving modern city, while the mix of old and new has allowed it to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport offers regular flights to the south and Europe.

DESCRIPTION

Preston Villa, a charming Victorian, stone built, semi-detached dwelling, has been under the same ownership for 27 years. The property retains the original character, with sash and case windows, cornicing, some exposed floorboards and with both reception rooms having open fireplaces with painted wooden mantelpieces and tiled insets. The original fourth bedroom has been converted into a dressing room but could easily be returned to use as a bedroom if desired. The attic bedroom, accessed via a flight of stairs, holds potential to be utilised in a variety of ways including as a home office.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Hallway. Sitting Room. Family Room. WC. Dining Kitchen. Utility Room.
First Floor - Landing. Bathroom. Three Bedrooms. Dressing Room.
Top Floor - Attic Bedroom.

GARDEN GROUNDS

The garden to the front of the property, bounded by walling and wooden fencing, is laid to gravel with a flowerbed edged with box hedging. The rear garden, enclosed by wooden fencing, is laid to lawn with flowerbed borders and a small patio.

OUTBUILDINGS

A timber shed is sited within the rear garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Gas	Band F	Available*	Available*	Band D	Freehold

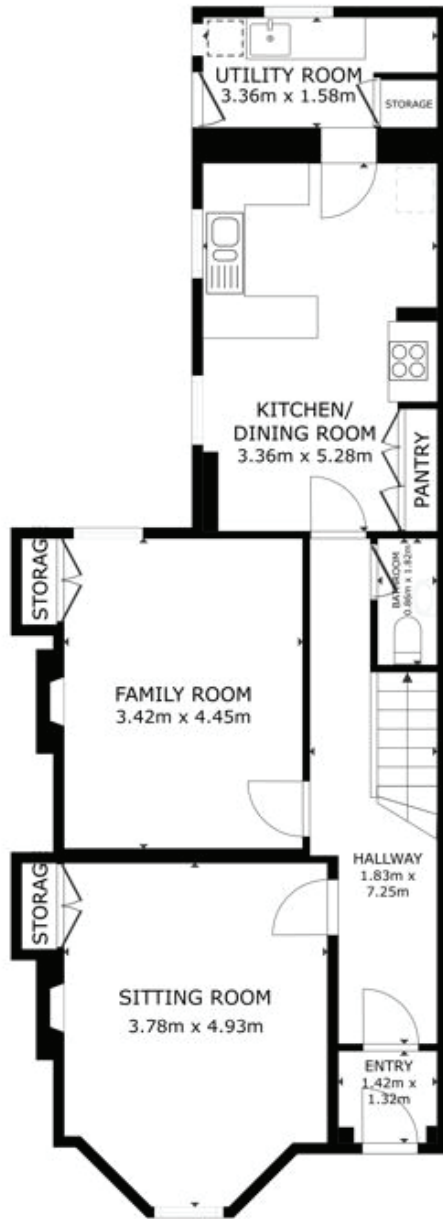
*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>







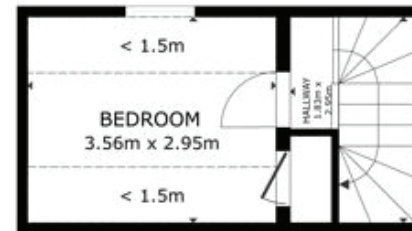
40, LOVAT ROAD, INVERNESS IV2 3NS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
FLOOR 1 74.9 m² FLOOR 2 66.1 m² FLOOR 3 10.8 m²

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024.

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/congratulations.cross.calls>

MOVEABLES

All carpets, fitted floor coverings, curtains blinds and white goods are included in the sale. Further items may be available by separate negotiation.

VIEWING

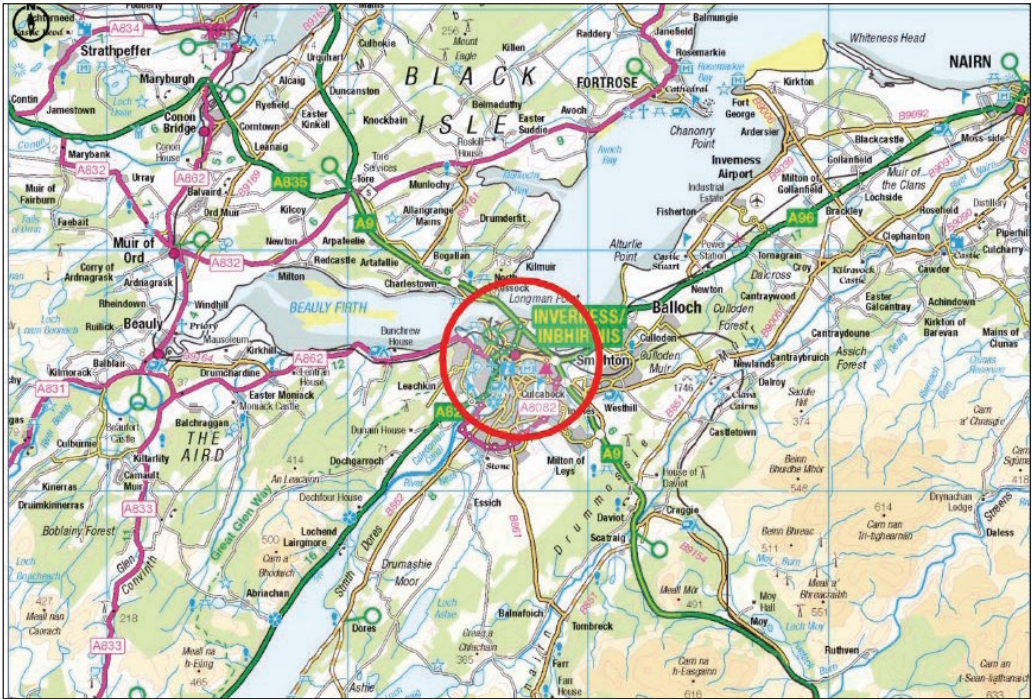
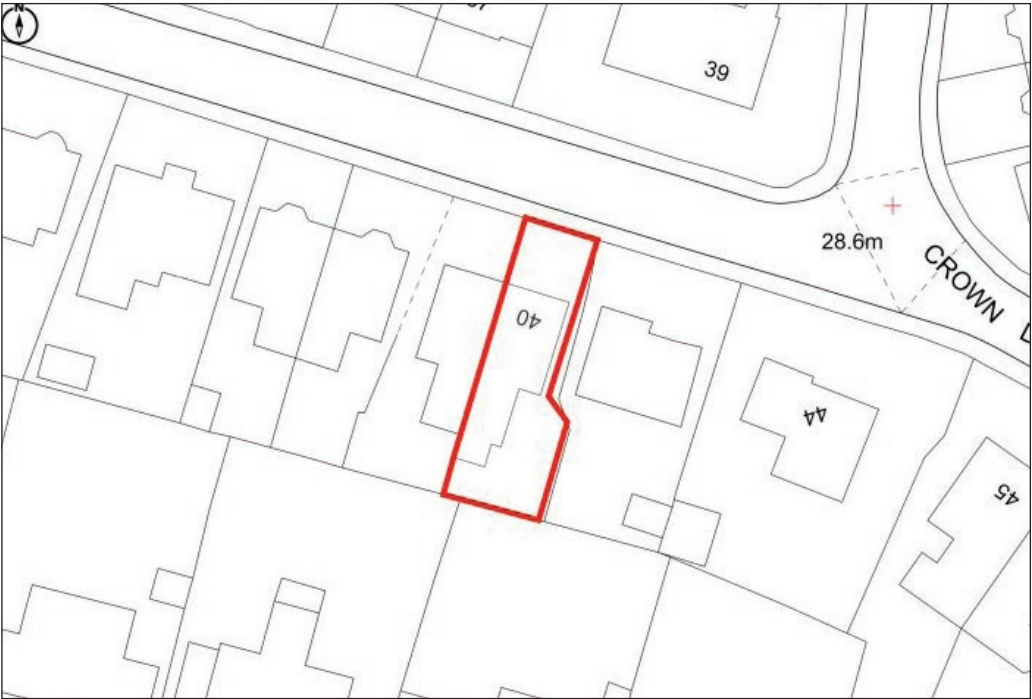
Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV2 3NS

SOLICITORS

South Forrest
8 Ardross Street
Inverness
IV3 5NW





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