



## 4 OLD MILL ROAD INVERNESS, IV2 3HR

£340,000  
OFFERS OVER

Charming three-bedroom detached house with a bright lounge, spacious kitchen, and dining room. Features a conservatory, private garden with a summer house, versatile annex, and garage. Endless potential for renovation or move-in ready. Perfect for everyday living or entertaining. Don't delay call Travis today to schedule your viewing!



**home sweet home**  
**estate agents**  
your local property experts

# 4 OLD MILL ROAD

- 3 BEDROOM DETACHED HOUSE • DESIRABLE CROWN AREA • PRIVATE REAR GARDEN • DRIVEWAY PARKING • SUMMER HOUSE AND ANNEX IN REAR GARDEN • SCHOOL CATCHMENT - CROWN PRIMARY SCHOOL AND MILLBURN ACADEMY • ENDLESS POTENTIAL THROUGHOUT • COUNCIL TAX BAND F • EPC BAND E



Discover this delightful three-bedroom detached house, offering a world of potential in a peaceful neighborhood. The property features a bright lounge, a spacious kitchen, and a separate dining room, perfect for everyday living and entertaining.

Enjoy the additional space provided by the charming conservatory, which opens up to a private rear garden. The garden includes a summer house, ideal for a home office or relaxation, and a versatile annex that could serve as guest accommodation.

With a detached garage, three comfortable bedrooms, and a classic family bathroom, this home has all the essentials. Whether you're looking to move in and make it your own or explore the endless possibilities for renovation, this property is a fantastic opportunity. Don't delay call Travis today to schedule your viewing today!

The Crown area is one of the most desirable residential areas of Inverness, with a wide range of local amenities including a newsagent with post office, delicatessen, pharmacy, bakers, hairdressers, coffee shop, cafe and two hotels with bars and restaurants. There are both doctors and dental surgeries close by. The property is in an ideal location for easy access into Inverness city centre. The city centre is

a short walk away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness enjoys excellent communications by road and rail and is served by an international airport.

Council Tax Band F

EPC Band E

To Book A Viewing Call Travis On  
(ZERO.SEVEN.FOUR.NINE.ZERO.FIVE.FOUR.FIVE.SIX.

Home Report Available on our website -  
[www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

Entry Is By Mutual Agreement  
Viewing By Appointment Through Home Sweet Home on 01463 710151

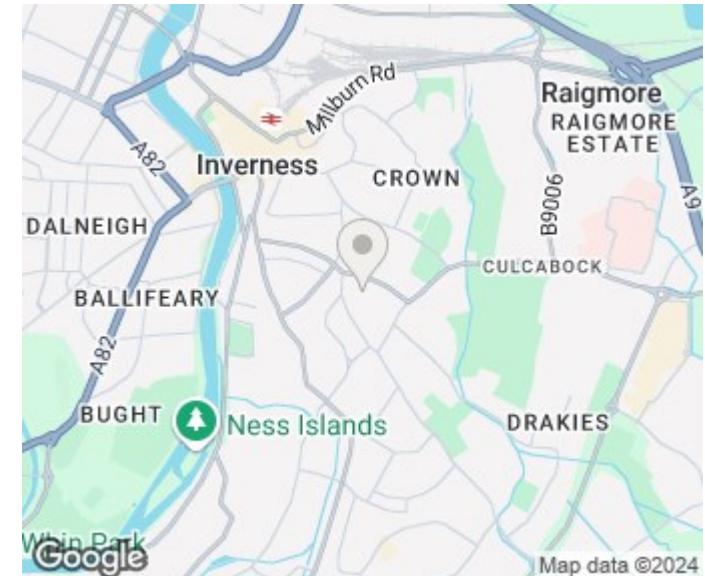
Any offers should be submitted in Scottish legal form  
[hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.



4 OLD MILL ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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