



Merlewood House

14 Merlewood Road, Inverness

A handsome detached period property with extensive accommodation in a sought-after residential area

An imposing family home sensitively combining modern amenities with period features including sash glazing, generously-proportioned rooms, high ceilings and original fireplaces to provide a striking family and entertaining environment, in the sought-after Drummond area of the city.



4 RECEPTION ROOMS & OFFICE



5 BEDROOMS & GYM



4 EN SUITES & 2 WC'S



1 BED ANNEXE WITH EN SUITE



APPROX. 1.6 ACRES



FREEHOLD



CITY



6,356 SQ FT



OFFERS OVER £1,650,000

The property

Merlewood House is a stone-built double-fronted detached period property offering almost 6,400 sq ft of sympathetically updated accommodation arranged predominantly over two floors.

The accommodation flows from an entrance porch with feature tiled flooring and a welcoming reception hall with cloakroom. It briefly comprises a drawing room, a sitting room with large rear aspect bay window and an L-shaped family/dining room with a large rear aspect bay window incorporating French doors to a paved rear terrace, all three with feature fireplaces. Further is a triple aspect games room with French doors to the garden, and a kitchen/dining room with a range of wall and base units including a central island with breakfast bar, modern integrated appliances and space for a large table. A door from the kitchen/dining room opens to an inner hall with a useful second cloakroom, giving access to stairs to a mid level office with bespoke storage. Also from the inner hall is a door to a side terrace giving access to a 332 sq ft single storey attached annexe, providing

a bedroom with en suite shower room. The property also benefits from generous cellarage.

Stairs rise from the reception and inner halls to the first floor, which provides a wooden-floored principal bedroom with French doors to a private rear aspect balcony, fitted dressing room and contemporary en suite bathroom with twin sinks, central freestanding spa bath and separate shower. The four additional bedrooms all benefit from feature fireplaces, with three enjoying generous, modern en suite shower rooms. The property also includes a fitted utility room, while a concealed staircase rises to a vaulted gym - which features its own fireplace - suitable for use as an additional bedroom if required.





Outside

Having plenty of kerb appeal, Merlewood House, situated within the Inverness (Riverside) conservation area, is approached through double wrought iron gates over a gravelled side driveway and forecourt providing ample private parking and giving access to a detached 44 ft garage. The generous part-walled garden surrounding the property stretches to approx. 1.6 acres and is laid mainly to lawn bordered by mature shrub beds and features numerous seating areas, a paved rear terrace and decked side and rear terraces. The whole is ideal for entertaining and al fresco dining and is screened by mature trees, which are covered by a Tree Preservation Order.

Location

Merlewood House is located in the popular Drummond area of Inverness, near to local shopping and the Ness Islands with their footbridge to Inverness Leisure & Aquadome, the Botanic Gardens, Bught Park and Kings Golf Club. Being the main business and commercial centre in the Highlands, the city offers comprehensive amenities including shopping

centres, cafés, bars, restaurants, high street shops, supermarkets, a theatre and cinema. In addition to the island walks of the River Ness, the Scottish Highlands offer extensive leisure and sporting opportunities; adventure sports including skiing and hill climbing are available in the Cairngorms National Park. Transport links are excellent: the A96 runs from Aberdeen and links to the A9, giving access to the Northern and Southern Highlands, Inverness station offers regular onward links to major regional centres including a sleeper service to London and Inverness Airport provides regular domestic and European flights.



Distances

- Inverness city centre/station 1.8 miles
- Inverness Airport 9.4 miles

Nearby Stations

- Inverness

Key Locations

- Inverness Castle
- River Ness & Ness Islands
- Eden Court Theatre
- Loch Ness

Nearby Schools

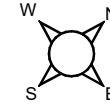
- Lochardil Primary School
- Inverness Royal Academy
- Bun-sgoil Ghaidhlig Inbhir Nis (Inverness Gaelic Primary School)
- Drummond School
- Gordonstoun Independent School











The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 6,356 sq ft (590 sq m)

Annexe internal area 332 sq ft (31 sq m)

Garage internal area 817 sq ft (76 sq m)

For identification purposes only.

Directions

Post Code: IV2 4NL

what3words: ///tames.bleat.paused

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, gas, water and drainage, gas-fired under floor heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: C

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

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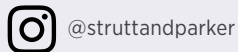
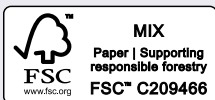
Inverness

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