



**27 Drummond Road, INVERNESS, IV2 4NF**

**Offers Over £235,000**

**REF: 61182**





This three-bedroom, semi-detached villa is situated in the sought after Drummond area of Inverness, close to excellent facilities and within easy reach of the City Centre. This spacious property benefits from double glazing, gas fired central heating complemented by an open fireplace to the lounge and off-street parking. While the property would benefit from a degree of modernisation, once completed, this property would make an ideal family home. Viewing is highly recommended to fully appreciate the extent of the living space and the desirable location.

The accommodation consists of: an entrance vestibule; a spacious hallway leading to the principle rooms and large storage cupboard housing the hot water tank; a front-facing lounge with bay window complemented by an open fireplace; a generous master bedroom, again with bay window, large free standing wardrobe and benefits from a generous en-suite wet room comprising a level access shower, WC and wall hung vanity unit with hand basin and storage; a bright dining room with patio doors leading to the rear garden; a utility area with space for washing machine, fitted storage, combi boiler, door giving access to the rear garden and archway leading to the kitchen; the well-appointed kitchen benefits from a good selection of base and wall mounted units, complementary worktops and splashback, undercabinet lighting, integrated double oven, gas hob, extractor fan, fridge freezer (currently not working), dishwasher and small breakfast bar for informal dining. On the upper floor; a shower room comprising a mains shower enclosure; a separate cloakroom comprising a wash hand basin and WC; double bedroom with en-suite facilities comprising a mains shower enclosure, wash hand basin and WC; further bedroom with large Velux window and access to the eaves.

The front garden is well populated with a selection of mature shrubs, plants and bushes. The fully enclosed rear garden is mainly laid to lawn with a selection of mature shrubs and bushes and benefits from a raised patio area, garden shed and coal bunker. A locbloc driveway to the side of the property provides ample off-street parking and leads to the single garage with up and over door.

Drummond Road is located in the popular Drummond area of Inverness, within walking distance of the City Centre which offers a full range of amenities including shops, restaurants, supermarkets and more. Other nearby attractions within walking distance include Eden Court Theatre, Inverness Leisure, Whin Park and the charming River Ness with its popular island walks. Primary education is provided at Lochardil Primary School, while secondary education is provided at Inverness Royal Academy.

<b>Entrance Vestibule</b>	<b>1.30m x 0.91m (4'3 x 3'0)</b>	<b>En-suite</b>	<b>3.74m x 2.46m (12'3 x 8'0)</b>
<b>Hallway</b>	<b>5.30m x 1.29m (17'5 x 4'3)</b>	<b>Upper Landing</b>	<b>2.15m x 1.32m (7'0 x 4'3)</b>
<b>Kitchen</b>	<b>3.78m x 2.85m (12'5 x 9'3)</b>	<b>Bedroom 2</b>	<b>4.14m x 3.78m (13'6 x 12'5)</b>
<b>Utility Room</b>	<b>2.59m x 1.85m (8'6 x 6'0)</b>	<b>En-suite</b>	<b>2.14m x 1.06m (7'0 x 3'6)</b>
<b>Lounge</b>	<b>4.98m x 3.78m (16'3 x 12'5)</b>	<b>Bedroom 3</b>	<b>5.14m x 2.22m (16'9 x 7'3)</b>
<b>Dining Room</b>	<b>3.66m x 3.01m (12'0 x 9'11)</b>	<b>Shower Room</b>	<b>1.33m x 1.10m (4'3 x 3'6)</b>
<b>Master Bedroom</b>	<b>4.02m x 3.68m (13'2 x 12'0)</b>	<b>WC</b>	<b>1.62m x 1.33m (5'3 x 4'3)</b>



### General

All floor coverings, light fittings, blinds, curtains, dishwasher, oven, hob, extractor and garden shed are included in the asking price.

### Services

Mains water, drainage, gas and electricity.

### Council Tax

Council Tax Band E

### EPC Rating

E

### Post Code

IV2 4NF

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

AG/EB/KAY0313/2

### Price

Offers Over £235,000

### Directions

From Castle Street, continue on to Culduthel Road. Continue along and turn right on to Drummond Road. The property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

