

**Shennachie, 70B Drummond Road
Inverness
IV2 4NU**



This 4/5 bedroom detached villa is located in a quiet cul-de-sac in the popular Drummond district of Inverness. The property offers many pleasing features including a kitchen/diner with access to the rear garden, a modern bathroom suite, an en-suite wet room, an upstairs shower room, gas radiator central heating, a double garage and well stocked gardens.

OFFERS OVER £325,000

HSPC Reference: 57340

The Property Shop, 47 Church Street, Inverness
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PROPERTY

Located in the popular Drummond district of Inverness, this detached villa comprises of an entrance hall, a lounge, a kitchen/dining room, four double bedrooms, an en-suite wet room to the master bedroom, study/bedroom five, a shower room and a family bathroom. The property also features double-glazed windows, gas radiator central heating, a double garage and gardens to the front and rear. The accommodation is well-proportioned and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the location and accommodation within.

GARDEN

The front garden is mainly laid to lawn with flowerbed borders and is enclosed by a combination of garden walls and fencing. There is a driveway which provides ample off-road parking and leads to a detached double garage. The rear garden is mainly laid to lawn with flowerbed borders and has a garden shed, a paved patio area and is enclosed by mature fencing.

LOCATION

The Drummond district is within an established

area of Inverness and the property itself is located on the main part of Drummond Road just off Culduthel Road. Local amenities include Lochardil Hotel, a general store, a hairdressers, a chemist and primary and secondary schooling. A regular bus service runs from Drummond Road in to Inverness City Centre and to Inverness Airport.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door and has two radiators, a cloakroom/storage cupboard and doors to the lounge, the kitchen, study/bedroom five, two bedrooms and the bathroom. Stairs rise to the first floor landing.

LOUNGE

Approx. 5.48m x 4.72m

The lounge is accessed by the hallway and has two radiators, windows to the front and side elevations, an electric opti-mist fire set in a brick surround with wooden mantel.



KITCHEN / DINING ROOM

Approx. 5.48m x 5.18m

The kitchen has a window to the side, is fitted with both base and wall mounted units and has worktops, a 1½ bowl sink with drainer, a preparation island, plumbing for a dishwasher and an integrated microwave, oven, hob and extractor fan. It is open plan with the dining area which has two radiators, patio doors giving access to the rear garden and a door through to the utility room.

UTILITY ROOM

Approx. 3.28m x 1.95m

The utility room is fitted with both base and wall mounted units, has a sink with drainer, plumbing for a washing machine, space for a tumble dryer, houses the boiler, has a pulley, a radiator, a window to the rear and a door giving access to the rear garden.

STUDY / BEDROOM FIVE

Approx. 3.02m x 2.95m

This room is currently used as a study and has a window to the front elevation, a radiator and a shelved wardrobe.

DOWNSTAIRS BEDROOM ONE

Approx. 3.41m x 4.55m

Bedroom one has a window to the rear elevation, built-in triple wardrobes, a radiator and a door to



an en-suite wet room.

EN-SUITE WET ROOM

Approx. 3.29m x 2.80m

The en-suite wet room has a vanity sink unit with fitted furniture, a WC, a bidet and a shower enclosure. There is complementary tiling, a heated towel rail, a radiator and a window to the front elevation.

DOWNSTAIRS BEDROOM TWO

Approx. 3.59m x 2.85m

The downstairs bedroom has a window to the front, a radiator and built-in wardrobes.

DOWNSTAIRS BATHROOM

Approx. 3.25m x 2.07m

The downstairs bathroom is fitted with a four piece suite comprising of a WC, a pedestal wash hand basin, a bath and a shower cubicle. There is complementary tiling, wet-walling, a heated towel rail and a window to the rear.

LANDING

The landing is accessed via stairs from the ground floor, has a window to the rear on the half-landing, two Velux windows and doors that give access to two bedrooms and a shower room.

BEDROOM THREE

Approx. 4.29m x 3.36m

Bedroom three has a Velux window and a radiator.

BEDROOM FOUR

Approx. 2.90m x 4.29m

Bedroom four has a Velux window and a radiator.

SHOWER ROOM

Approx. 1.78m x 1.81m

The shower room is fitted with a three-piece suite comprising of a shower cubicle, a WC and a pedestal wash hand basin. There is a heated towel rail, complementary tiling and an extractor fan.

GARAGE

Double detached garage with inspection pit and electric door.

EXTRAS: All fitted carpets, floor coverings & blinds

SERVICES

Mains electricity gas water and drainage.

HEATING: Gas radiator central heating.



GLAZING: Double-glazed windows.

VIEWING

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

ENTRY: By mutual agreement

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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