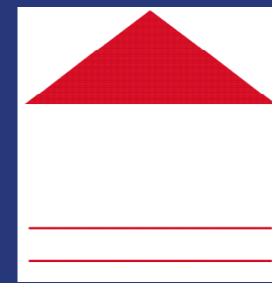


40 Drumossie Avenue, Inverness



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (D708031)



**Services**

Mains water, electricity and drainage.

**Extras**

All carpets and fitted floor coverings. Curtains, blinds, washing machine, fridge freezer and greenhouse.

**Heating**

Electric heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

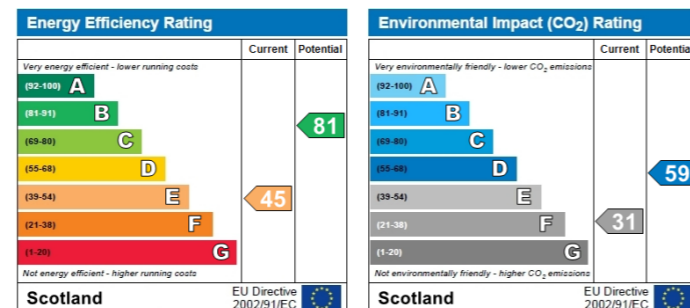
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £200,000  
A full Home Report is available via Munro & Noble - [property@munronoble.com](mailto:property@munronoble.com).



**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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.

**Kinloid**  
**40 Drumossie Avenue, Inverness**  
**IV2 3SH**

This three bedroom detached bungalow has surrounding garden grounds and a detached garage.

**OFFERS OVER £188,000**  
 HSPC Reference: 58381

The Property Shop, 47 Church Street, Inverness

[property@munronoble.com](mailto:property@munronoble.com)

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Garden
- Electric
- Garage



[www.munronoble.com](http://www.munronoble.com)



Lounge



Kitchen

**Property Description**

Occupying a generous corner plot in the popular Drakies area, within walking distance to Inverness city centre, 40 Drumossie Avenue boasts well-proportioned accommodation and has ample storage provisions throughout. This three bedroom detached bungalow consists of an entrance hall, a double aspect lounge with a tiled surround fireplace, three double bedrooms, two of which have fitted storage facilities, and the family shower room. The accommodation is completed by a modern kitchen that comprises wall and base mounted units, worktops, splashbacks, a sink with mixer tap and drainer and an integral induction hob with hood over and oven. Included in the sale price is a fridge freezer and a washing machine. The fully tiled shower room is fitted with a three piece suite which comprises a WC, a sink within a vanity unit and a wet-walled shower cubicle. The property offers many pleasing features including electric heating, double glazing, gardens to the front, side and rear elevations, off-street parking and a single detached garage. The attractive garden grounds lay mainly to the front and to the side elevation and is of low maintenance being laid to gravel whilst having an area of lawn, border planting, a number of mature shrubs and trees and is enclosed by iron fencing. To one side runs a tarmac driveway which provides ample space for off-street parking for a number of vehicles, which in turn leads to the detached single garage. To the other side, runs a path which has border planting and gives access to the kitchen and leads to the rear garden. Boasting a patio area, a greenhouse and drying area, the rear garden is fully enclosed by iron fencing and is easy to maintain. The property is located in the established residential area of Drakies of Inverness. Local amenities can be found at Inshes Retail Park and include a Tesco supermarket with petrol station, a selection of stores and a children's nursery. The property is in close proximity to Drakies Primary School and is within walking distance of Raigmore Hospital. There is a regular bus service to Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness and the property also enjoys easy access to the A9 and Inverness Southern Distributor Road.

- Rooms & Dimensions**
- Entrance Hall
  - Lounge  
Approx 5.15m x 3.94m
  - Kitchen  
Approx 2.64m x 3.74m (AWP\*)
  - Bedroom One  
Approx 3.09m x 3.00m
  - Bedroom Two  
Approx 3.89m x 3.02m
  - Bedroom Three  
Approx 3.01m x 3.52m
  - Shower Room  
Approx 1.69m x 2.40m
  - Garage  
Approx 6.13m x 3.03m
- \*(at widest points)*



Bedroom Three



Bedroom One



Bedroom Two



Shower Room

