

Illustration For Identification Purposes Only. Not To Scale (ID722308/ Ref:76265)

Services

Mains water, electricity, gas and drainage

Extras

All carpets and fitted floor coverings. Fridge-freezer, dishwasher and washer-dryer. Garden shed, log store and summer house. Some items of furniture may be available under separate negotiation.

Heating

Gas central heating.

Glazing

Mixed glazing.

Council Tax Band

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Viewing

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

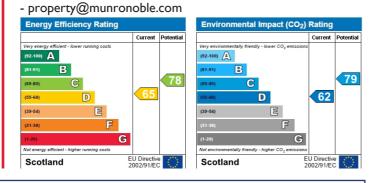
Entry

By mutual agreement.

Home Report

Home Report Valuation - £300,000.

A full Home Report is available via Munro & Noble

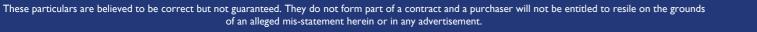


DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI 1DR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI 1DR.

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.







Flat 3, 16 Drummond Road, Inverness IV2 4NB

A charming three bedroom first floor apartment with double garage and garden grounds.

OFFERS OVER £295,000

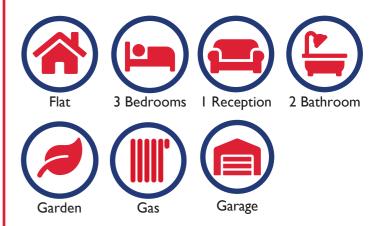
hspc HSPC Reference: 58502

- The Property Shop, 47 Church Street, Inverness
- property@munronoble.com
- **\$** 01463 22 55 33

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Property Overview

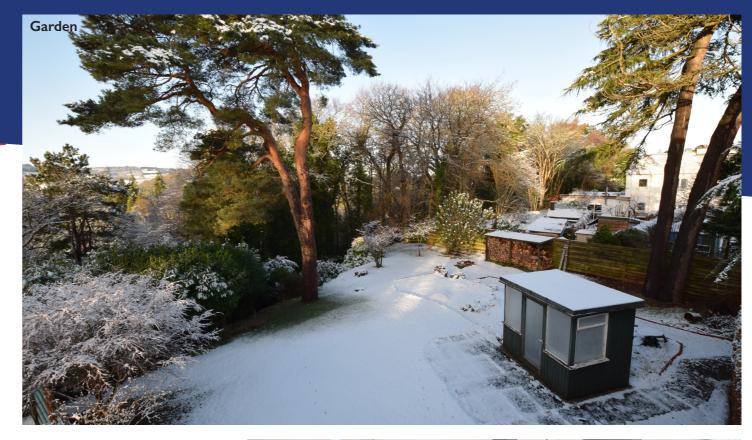




Located in the sought after Drummond district of Inverness, within easy walking distance of the city centre, this converted 1860's Victorian villa has been completely modernised and early viewing is highly recommended. The accommodation within is accessed via a secure communal entrance which is shared with only one other apartment and comprises a generous entrance hallway with feature arch, an open-plan dining room and contemporary kitchen, a bright and airy lounge, a shower room, three sizeable bedrooms, two of which have fitted wardrobes and one which has an en-suite shower room. The dining room provides ample space for formal dining and leads to the well equipped kitchen, which along with wall and base units, includes an integrated fridge-freezer, a dishwasher, a washing machine/tumble dryer, a Smeg double electric oven, a gas hob with extractor over and is finished with solid dark bamboo wood flooring. The exceptionally spacious lounge has a feature bay window overlooking the countryside and boasts a limestone mantlepiece with wood burning stove on a slate hearth. The modern shower room comprises a WC, a wash hand basin within a vanity unit and a shower enclosure with power shower. Many original features have been retained including doors and frames, restored lead glazing and an original tiled fireplace with timber mantle. The apartment is in walk-in condition and benefits from gas central heating, open views over the garden grounds and has a mixture of single and double glazing. Externally the property has a south west facing front garden which is enclosed, is mainly laid to grass, with a small area laid to gravel and features a summer house, a log store and decorative trees. The side garden incorporates a gravel driveway which provides ample space for off street parking, has a block built double garage, fruit trees and a garden shed. The entrance to the property is at the rear. Local amenities include Lochardil Hotel, a general store, a hairdressers, a chemist and primary and secondary schooling.







Rooms & Dimensions Entrance Hall

Dining Room Approx. 3.92m x 2.57m Lounge Approx. 6.81m x 5.24m Kitchen Approx. 3.57m x 2.79m **Bedroom One** Approx. 3.28m x 6.28m **Bedroom Two** Approx. 5.06m x 4.33m **En-Suite Shower Room** Approx. 2.19m x 1.59m **Bedroom Three** Approx. 2.47m x 3.97m **Shower Room** Approx. 2.14m x 2.47m Garage Approx. 6.00m x 6.00m









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