



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 mantelpiece 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

