



## 331 DRUMBEG

IV27 4NN

£215,000  
FREEHOLD

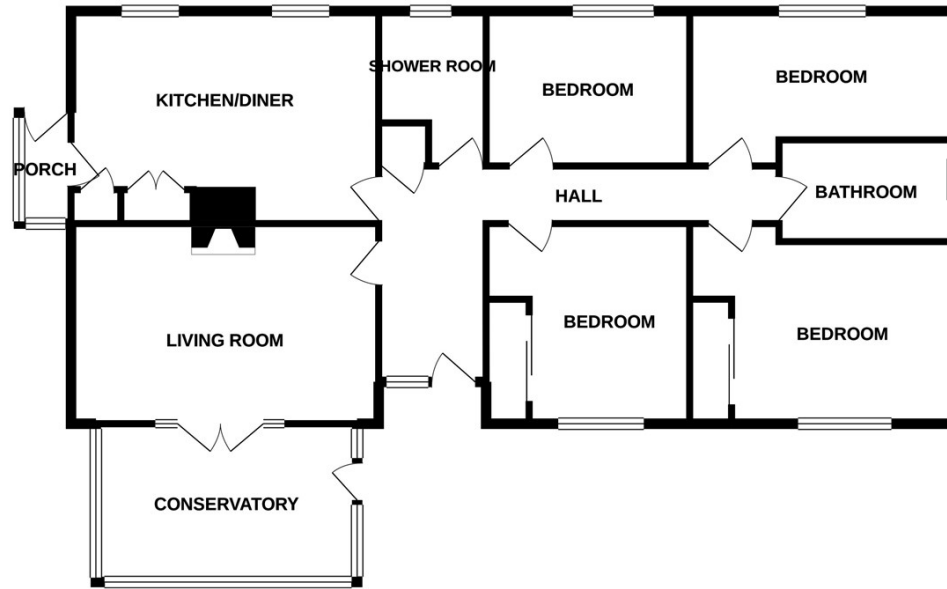
Ideally located for anyone looking for a lifestyle change, this property offers peace and tranquillity away from the hustle and bustle of city life. The property which has been extended over the years, offers fantastic family accommodation providing four double bedrooms, bathroom, shower room, kitchen, lounge and conservatory. The views from the front are second to none and only by viewing will one appreciate what the house has to offer in terms of location. The current owner has had a successful season of Air B & B with one of the bedrooms, making it ideal for anyone looking to run a small business from.



Innes & Mackay



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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