



Innes & Mackay

## 4 DRUMDEVAN CRESCENT, LOCHARDIL, INVERNESS, IV2 4DU

- CLOSING DATE 7th JUNE 12 NOON
- SEMI DETACHED "CEDAR" STYLE BUNGALOW
- NEWLY FITTED MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- IDEAL FAMILY HOME
- POPULAR AND SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS

**OFFERS OVER  
£225,000**



## DESCRIPTION

Viewing comes recommended for this three bedroom, semi-detached bungalow, located in the highly desirable Lochardil area, conveniently close to local facilities and Inverness City Centre. In good condition throughout and benefitting from a new modern kitchen and bathroom, this lovely home offers spacious living accommodation, representing an ideal purchase for the growing family. The property benefits from gas-fired central heating, double glazing, a detached single garage and generous garden grounds.

## LOCATION

The property is within easy walking distance of a general store which caters adequately for daily requirements, with a large selection at the nearby Tesco supermarket and petrol station. A regular bus service to and from Inverness City Centre is also routed close by. Education is provided at Lochardil Primary School or Inverness Royal Academy, both of which are within walking distance. Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

## GARDEN

The gardens to the front which are enclosed with a block

built wall, are laid to lawn with a deep border of seasonal shrubs and plants all adding to the external appeal of this desirable property. The driveway which has wonderful display of mature bushes, provides ample off road parking, leading to the single detached garage and a gate opens through to the rear garden. The fully enclosed rear garden is a generous sized plot, laid with grass and benefits from a gravelled path meandering down to the summer house from which the gardens can be enjoyed. A paved hard standing area may be used for the erection of a shed or greenhouse. High fencing and trees provide a degree of privacy here.

## HALLWAY

The front door opens into the L shaped hallway from which the three bedrooms, bathroom and lounge are located off. Good storage is provided by three single built in cupboards, one of which houses the washing machine and a hatch allows access to the partially floored loft space. Laminate flooring gives this area a pleasing finish.

## LOUNGE

5.18m x 3.90m (16'11" x 12'9")

The lounge is a generous sized room with a large window to the front providing a flood of natural light. A door at the rear opens through to the kitchen. Laminate flooring completes this room.



## KITCHEN

4.27m x 2.97m (14'0" x 9'8")

The modern "Wren" kitchen which has recently been fitted with a range of contemporary floor based units and wall mounted cupboards all providing excellent storage and working areas. Located below the window to the rear is the one and a half bowl sink with drainer to the side and inset in the work counter is the induction hob with extractor hood over and oven to the side. Integrally fitted are the dishwasher and fridge freezer along with a wine rack and a walk in corner larder. Part glazed door leads out to the rear garden and laminate flooring completes the kitchen.

## BEDROOM 1

3.79m x 2.98m (12'5" x 9'9" )

Laid with carpet, bedroom one is a good sized room located to the front and has built in triple wardrobes located behind mirror fronted doors. Carpet.

## BEDROOM 2

3.02m x 2.63m (9'10" x 8'7")

The second bedroom is a double room, located to the rear and benefits from a single built in wardrobe. Carpet.

## BEDROOM 3

3.47m x 2.58m (11'4" x 8'5")

Bedroom three is another double room, located to the rear and benefits from a built in double wardrobe providing

hanging rail and good storage. Vinyl flooring completes the third bedroom.

## BATHROOM

3.30m x 1.85m (10'9" x 6'0")

The bathroom is furnished with a modern four piece suite comprising a bath, wash hand basin with cupboard under along with storage to the side, dual flush WC and a separate shower cubicle housing a mains shower. Attractive tiling and vinyl floor tiles complete this room and give a pleasing finish. Window to the side.

## HEATING

Gas central heating via a combi boiler located in the attic space.

## GLAZING

Fully double glazed.

## PARKING/GARAGE

Ample off road parking on the gravelled driveway leading to the single detached garage. The garage has a door to the rear.

## COUNCIL TAX BAND

Band D

## EPC BAND

C72



## EXTRAS INCLUDED

All fitted carpets, blinds, induction hob, extractor hood, integrated dishwasher, fridge freezer and the washing machine.  
Summer house.

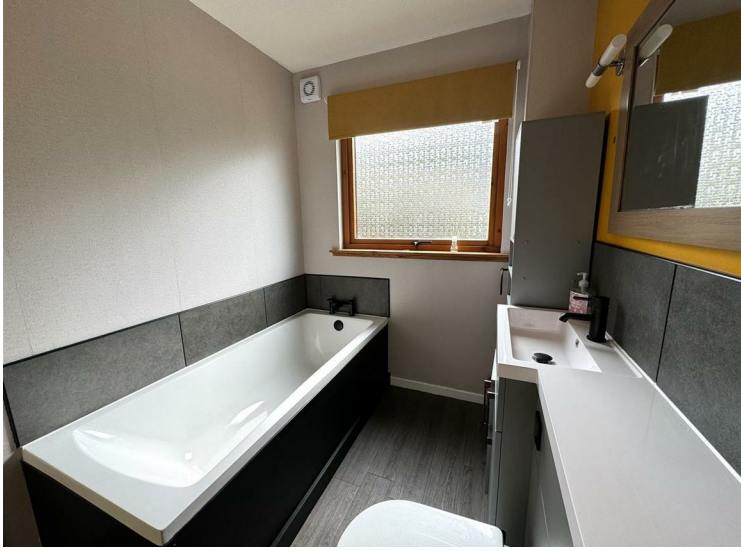
## SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

## VIEWING ARRANGEMENTS

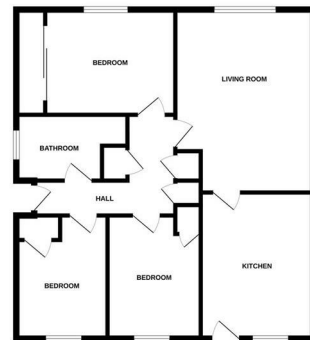
Viewing is through Innes and Mackay Property department  
(01463) 251200.







GROUND FLOOR



These details are for guidance only and are not intended to be used as a contract. The information is provided 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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