



Innes & Mackay

**Pinehurst, Merlewood Road,
Drummond, Inverness, IV2 4NL**

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO BATHROOMS
- SELF CONTAINED ANNEXE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SCHOOLS
- GAS CENTRAL HEATING
- DOUBLE GLAZED.

£10,000 BELOW HR VALUE!

FIXED PRICE

£330,000



DESCRIPTION

Located in the popular and sought after Drummond area of Inverness, this five bedroom detached family home offers anyone looking for a spacious and comfortable property in a desirable area of Inverness within walking distance of local amenities. Built in early 1930s, this property has been upgraded and modernised by the current owners and the garage has recently been converted into a self contained annexe, ideal for Air B & B or a granny annexe. The property benefits from two reception rooms, five bedrooms, has gas central heating and is fully double glazed.

LOCATION

Situated on a corner plot off Drummond Road in the popular Upper Drummond area of Inverness, this property offers a convenient location within the City. Inverness City Centre is a short drive however can also easily be reached on foot. Larger supermarkets, Fairways Business Park, Raigmore Hospital, and Inshes Retail Park, where you can find a variety of retail and leisure units are a short drive from the property. Doctors and dental surgeries nearby by. A regular bus service across Inverness operates from Drummond Road. Travel routes across Inverness and access to the A9 are easily accessible from the property. For younger children, Primary schooling is available at Lochardil Primary school. Older children would attend Inverness Royal Academy. Drummond School is also located on Drummond Road. All schools are within walking distance.

GARDEN

The gardens are laid primarily to grass with a gate to the front and side of the property allowing access to the front door. Enclosed with a stone wall, the lawn wraps round to the side of the property extending to the rear. There is off road parking for two cars.

HALLWAY

Storm doors open into the entrance vestibule which has tiled flooring and a part glazed door opening into the hallway. Laid with carpet, the hall provides access to the lounge, kitchen, bathroom, bedroom one and the family room.

LOUNGE

4.74m x 4.54m (15'6" x 14'10")

The lounge is a comfortable and spacious room located to the front elevation and features a curved window providing a good source of natural light. A focal point of this room is the original open fire with tiled surround and hearth. Laminate flooring completes this room.

KITCHEN

5.81m x 3.60m (19'0" x 11'9")

The spacious kitchen is fitted with a range of modern floor based units and a wall mounted cupboards all providing good storage and working areas. Located below the window to the side is the ceramic sink with drainer to the side and there is a fitted five ring electric range cooker with contemporary extractor hood above. Integrally fitted is the dishwasher, space for a fridge freezer and plumbing for the washing machine. There is



ample space for a dining table and a window to the front provides a good source of natural light. Door opens out to the rear garden. Tile effect laminate flooring and downlighters complete this room.

BATHROOM

2.23 x 2.03m (7'3" x 6'7")

The bathroom is furnished with a WC, wash hand basin and bath with electric shower over and curtain to the side. Bevelled window to the rear, heated towel rail and vinyl flooring complete this room.

BEDROOM 1

4.14m x 3.30m (13'6" x 10'9")

Bedroom one is a double room located to the rear elevation and is laid with laminate flooring giving a pleasing finish.

FAMILY ROOM

4.74m x 4.53m (15'6" x 14'10")

The family room is a bright and airy room by virtue of the large window to the front. A feature of this room is the open fire with tiled hearth and surround providing a pleasing focal point.

Laminate flooring and door through to the rear hallway complete this room.

REAR HALLWAY

The rear hallway provides access to three further bedrooms, cloak and stairs up to a further bedroom.

BEDROOM 2

3.66m x 2.85m (12'0" x 9'4")

The second bedroom is a double room located to the rear elevation and benefits from a built in wardrobe providing good storage. Laminate flooring.

BEDROOM 3

3.73m x 3.40m (12'2" x 11'1")

The third bedroom is a bright and airy room with a window to the front and benefits from two built in wardrobes providing storage. Laminate flooring.

BEDROOM 4

2.65m x 2.41m (8'8" x 7'10")

The fourth bedroom currently used a gym, is located to the front elevation and is laid with laminate flooring.

CLOAKROOM

1.66m x 1.11m (5'5" x 3'7")

The cloakroom is fitted with a WC and wash hand basin. Window to the rear and corner shelving complete this room.

UPPER FLOOR

Open tread stairs lead up to the floored attic space which houses a further bedroom and additional storage. A door opens through into a floored gable end.

BEDROOM 5

4.31m x 4.09m (14'1" x 13'5")

Bedroom five is a generous sized room located to the front elevation and benefits from a walk in wardrobe providing good



storage. Carpet completes this room.

DETACHED ANNEXE

6.76 x 3.27m (22'2" x 10'8")

The detached garage has been tastefully converted to provide a self contained annexe which benefits from open plan living/kitchen space and a separate shower room. Patio doors open into the living area with the kitchen units and sink located to the rear. Sliding door opens into the shower room which is fitted with a vanity unit housing the WC and wash hand basin and there is a large cubicle housing an electric shower and finished with wet wall. Window to the rear and part glazed door providing access out to the back garden.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING

Off road parking for two cars.

COUNCIL TAX BAND

Band F.

EPC

Band E

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, five ring electric range cooker, extractor hood and integrated dishwasher.

SERVICES

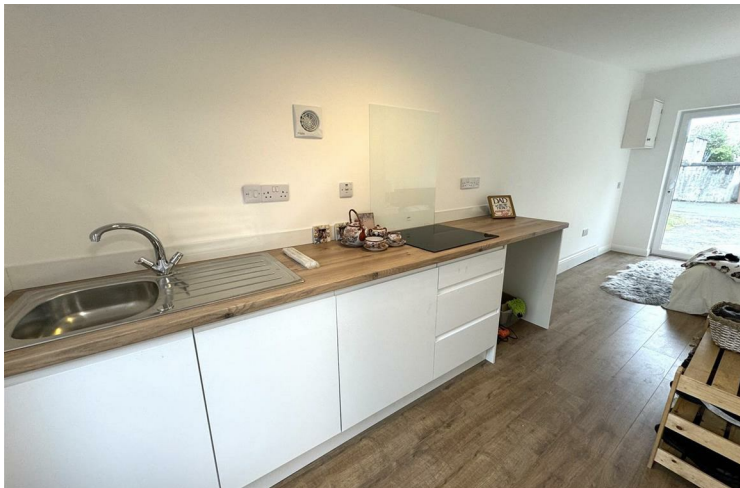
Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING ARRANGEMENTS

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







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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