



Innes & Mackay

**25 Grigor Drive, Lochardil,
Inverness, IV2 4LP**

- DETACHED FOUR BED VILLA
- SOUGHT AFTER LOCATION
- REQUIRING A DEGREE OF MODERNISATION
- LARGE ENCLOSED GARDEN GROUNDS
- DETACHED GARAGE
- GAS CENTRAL HEATING

**OFFERS OVER
£350,000**



DESCRIPTION

Located in the popular and sought after Lochardil area of the city, this detached four bedroom, one and a half storey villa although requiring some modernisation, will provide a comfortable family home in a very desirable area. The property built approximately 60 years ago sits in generous garden grounds, and benefits from two bedrooms on the ground floor with a further two bedrooms on the first floor along with a large spacious landing with lovely open and uninterrupted views out to the Craig Phadrig woods. The property has gas central heating, is double glazed and only by viewing will one appreciate the potential this family home has to offer.

LOCATION

Grigor Drive is located in the established Lochardil district of Inverness approximately 2.4 miles from the city centre. Local amenities include a pharmacy, a hairdresser and a hotel. A Tesco supermarket and petrol station is a short drive away. Primary and secondary schooling can be found close by. There is a regular bus service into the city centre where a more comprehensive range of amenities can be found. Inverness has a train station that offers regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away, offering a number of domestic and European flights.

GARDENS

Tarmac driveway provides ample off road parking and leads to the large detached garage. The front garden is laid to lawn and is enclosed with a lovely selection of mature shrubs, plants and trees all adding to the external appeal of this family home. The rear garden is a generous size, laid to grass and enclosed with a stone wall and mature hedging completing the boundaries. A feature of the garden is the detached stone shed, useful for storing garden furniture. A small paved patio area provides an area from which to enjoy the gardens and all day sun.

ENTRANCE HALLWAY

Storm doors open into the entrance vestibule which has a further glazed door opening through to the carpeted hallway. From here, access is gained to the kitchen, lounge/dining, two bedrooms, study and shower room. Storage is provided by two built in cupboards, one of which houses the central heating boiler whilst the other is shelved.

KITCHEN

4.43m x 3.24m (14'6" x 10'7")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the one and a half bowl sink with drainer to the side and there is a freestanding electric cooker with extractor hood above.



The kitchen also benefits from a breakfast bar, space for a fridge freezer and an integrated dishwasher. Door leads out to the side of the property and located here is a store cupboard housing the washing machine with space for a tumble dryer.

LOUNGE/DINING AREA

8.43m x 4.32m (27'7" x 14'2")

The lounge is a bright and generous sized room located to the front elevation and benefits from windows to the front and side providing good light to this room. With ample space for formal dining, the lounge has a gas coal effect fire set on a stone hearth.

STUDY

3.33m x 2.38m (10'11" x 7'9")

The Study which could be utilised as a fifth bedroom, is located to the rear elevation and has a fitted desk and two cupboards, one of which goes under the stairs providing good storage.

SHOWER ROOM

3.20m x 2.50m (10'5" x 8'2")

The shower room, located to the rear elevation, is furnished with a dual flush WC, wash hand basin and walk-in shower housing a mains shower,. Wet wall and carpet complete this room.

BEDROOM 1

4.24m x 3.35m (13'10" x 10'11")

Bedroom one located to the front, benefits from double aspect windows to the front and side providing good light to this room. Built in cupboard provides storage and shelving.

BEDROOM 2

4.24m x 3.04m (13'10" x 9'11")

Bedroom two is a generous sized room located to the rear elevation and benefits from built in triple wardrobes providing good storage and hanging space.

UPPER LANDING

Carpeted stairs lead up to the bright and spacious landing where access is gained to two further bedrooms and the shower room.

BEDROOM 3

4.53m x 3.37m (14'10" x 11'0")

The third bedroom is a spacious room with views to the front. Carpet, built in wardrobe with further access to the attic space completes this room.

SHOWER ROOM

2.21m x 1.52m (7'3" x 4'11")

The shower room is furnished with a coloured suite comprising a WC, wash hand basin and shower tray with electric shower over and grab rails to the side. Skylight.



BEDROOM 4

3.73m x 3.45m (12'2" x 11'3")

The fourth bedroom is another generous sized room with window to the front. This room, laid with carpet has built in storage with further access to the attic space.

HEATING

Gas central heating.

GLAZING

Double glazed.

PARKING/GARAGE

Ample off road parking for a number of cars. Detached single block built garage.

COUNCIL TAX

Band F

EPC

Band D57

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, cooker, and washing machine.

SERVICES

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

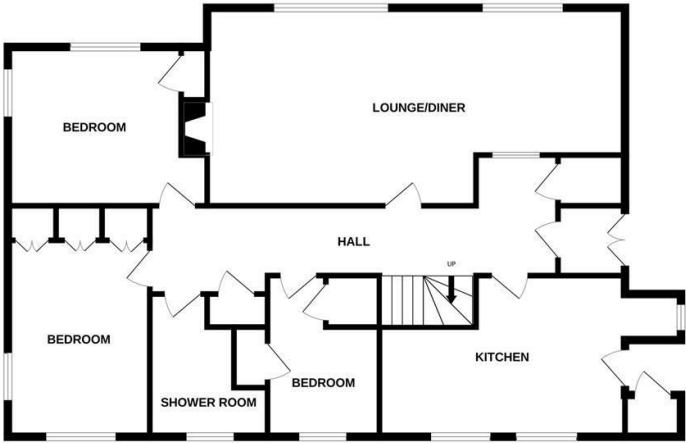
VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.

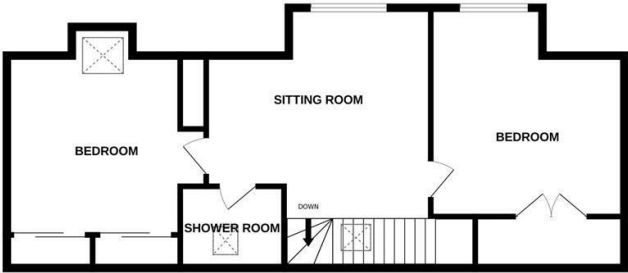




GROUND FLOOR



1ST 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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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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