



Innes & Mackay

**8 Oak Avenue, Drummond,
Inverness, IV2 4NX**

- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **LOCATED IN THE HIGHLY SOUGHT AFTER DRUMMOND AREA OF INVERNESS**
- **CLOSE TO LOCAL SCHOOLS AND AMENITIES**
- **GENEROUS REAR GARDEN**
- **GREAT INVESTMENT OPPORTUNITY**

**Offers Over
£210,000**



PROPERTY DESCRIPTION

Requiring a degree of upgrading and modernisation, this semi-detached villa is located in the popular Drummond area of the city. This property offers a rarely available opportunity to acquire a home with an abundance of potential in such a highly sought after location. This property must be seen to fully appreciate the versatility of the accommodation on offer.

LOCATION

Oak Avenue is a quiet cul-de-sac located in the highly sought after area of Drummond. Inverness City Centre is a short drive away, 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 are nearby. 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.

GARDEN

The front garden is laid to lawn with paved pathway leading to the front door. There is a driveway, timber garage and gate leading to the rear. The rear garden, predominantly laid to lawn, is surrounded with hedging and is a generous size.

ENTRANCE HALLWAY

Front door opens into the entrance hallway, laid with carpet. Access is provided to the lounge and kitchen, with staircase leading to the first floor landing.

LOUNGE

4.50 x 3.68 (14'9" x 12'0")

The lounge is a generous sized room with large window to the front elevation, allowing a good degree of natural light. There is

a solid fuel fireplace with baxi back boiler and when lit, provides the hot water.

KITCHEN

3.78 x 2.99 (12'4" x 9'9")

The kitchen, requiring a degree of modernisation and upgrading, is laid with carpet and has floor based and wall mounted units with worktop. There is a stainless steel sink with drainer located below the window to the rear. Access is provided to the side vestibule which allows access to the rear garden.

DINING ROOM

2.73 x 2.99 (8'11" x 9'9")

The dining room is laid with carpet and provides ample space for dining furniture.

STAIRCASE TO LANDING

The carpeted stairs lead to the first floor landing, where access is provided to the three bedrooms, bathroom and storage cupboard housing the water tank. There is a hatch providing access to the floored loft space.

BEDROOM 1

4.10 x 2.63 (13'5" x 8'7")

Bedroom one, laid with carpet, is a good sized double room with fitted storage. There is a window to the rear elevation.

BEDROOM 2

3.72 x 3.42 (12'2" x 11'2")

The second bedroom is also a double room laid with carpet, with large window to the front elevation.

BEDROOM 3

3.11 x 3.06 (10'2" x 10'0")

Bedroom three is located to the front and laid with carpet.



BATHROOM

2.37 x 1.68 (7'9" x 5'6")

The bathroom is furnished with a WC, wash hand basin and bath. Vinyl.

HEATING

No central heating. The property is partly heated by the back boiler from the solid fuel fireplace.

GLAZING

Double glazing.

PARKING

Off street driveway parking.

COUNCIL TAX BAND - D

EPC BAND - F

SERVICES

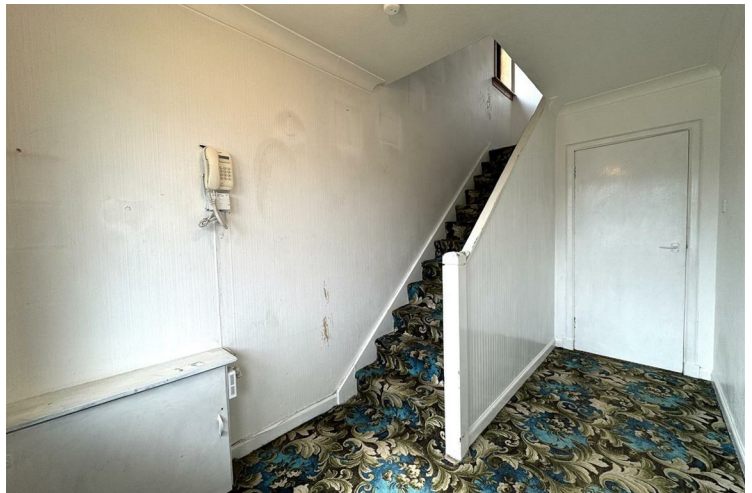
Mains water, drainage, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fixtures.

VIEWING ARRANGEMENTS

Viewing through Innes & Mackay Property Department (01463) 251 200.





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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