



Innes & Mackay

**233 Drumossie Avenue,
Drakies, Inverness, IV2 3SX**

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- DETACHED GARAGE
- SOUGHT AFTER AREA OF DRAKIES
- ELECTRIC HEATING
- GAS FIRE

**Offers Over
£185,000**



DESCRIPTION

Located in the popular Drakies area of Inverness, this two bed semi detached bungalow offers anyone looking for a comfortable property on one level with the addition of a recently installed modern shower room, kitchen and benefits from low maintenance gardens to the front and rear. With ample off road parking and detached garage, the property has electric heating, is fully double glazed and is decorated in neutral tones throughout. Viewing comes recommended.

LOCATION

The property is situated within the sought after Drakies area of Inverness. Drakies is a popular family area and is located within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. Primary school children would attend Drakies Primary School and secondary school children would attend Millburn Academy. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

GARDENS

The gardens to the front of the property are laid to lawn with a small border containing a variety of flowers all adding to the external appeal of this property. With a paved pathway leading down the side, a gravelled driveway allows ample off road parking and leads to the single detached garage. The rear garden is again laid to lawn, has a large gravelled area and is enclosed with mature Leylandii hedging providing excellent privacy.

HALLWAY

The carpeted hallway provides access to the lounge. two

bedrooms and shower room. A good sized cupboard provides storage whilst also housing the electrics and there is a drop down hatch opening into the loft space.

LOUNGE

5.15m x 3.56m (16'10" x 11'8")

The lounge which is laid with carpet, is a comfortable room located to the rear elevation and benefits from a sliding door leading through to the kitchen. A feature of this room is the gas coal effect fire with tiled mantle and surround along with a shelved recess area suitable for display purposes.

KITCHEN

3.25m x 2.04m (10'7" x 6'8")

The kitchen is a fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side and below is the washing machine and space for a fridge freezer. There is a free standing gas cooker with pull out extractor hood above. Tiling between the units, part glazed door out to the rear and vinyl flooring complete the kitchen.

SHOWER ROOM

2.02m x 1.79m (6'7" x 5'10")

The fully tiled shower room is furnished with a modern suite comprising a dual flush WC and wash hand basin inset in a fitted Vanity unit providing ample storage along with a corner shower cubicle housing an electric shower and finished with wet wall. With a high rise window to the side, this room also benefits from under floor heating, a chrome ladder style heated towel rail and contemporary tiled flooring.

BEDROOM 1

3.18m x 3.16m (10'5" x 10'4")

Bedroom one which is a double room located to the front elevation, is laid with carpet and has a good sized walk in



cupboard which not only houses the water tank but also provides shelving and coat hooks. The bedroom is fitted with furniture providing hanging rails, drawers and storage.

BEDROOM 2

3.19m x 2.48m (10'5" x 8'1")

Bedroom 2 is generous sized room with a window to the front. Carpet completes this room.

HEATING

Electric storage heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

There is ample off road parking together with a detached block built garage to the rear.

COUNCIL TAX

Band C

EPC BAND

Band E40

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, gas cooker and cooker hood. Washing machine and fridge freezer.

SERVICES

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

VIEWING

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





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