

Merlindale, Lodge Road

Drummond, Inverness, IV2 4NW

Offers Over £465,000





Overview

- Spacious 5 bedroom detached villa in desirable Drummond area
- Attached self-contained 2 bedroom annexe
- Lounge, dining room, sitting room, kitchen, 5 bedrooms
- Family bathroom, shower room, sun porch
- Enclosed south facing gardens, established potager, patio, driveway
- EPC Band D



Description

An excellent opportunity to purchase impressive detached property, with a self contained two bedroom annexe, in the highly desirable Drummond area of Inverness. This attractive family home offers well-appointed accommodation with a flexible layout that will appeal to many. There is a bright lounge with French doors that open to the patio and a spacious sitting room with bay windows, patio door and a wood burning stove. The formal dining room has ample space for a large dining table and ten chairs. The galley kitchen benefits from a pull-out table for informal dining and provides integrated appliances including an ceramic hob, double oven and extractor. The under counter fridge and dishwasher are also included in the sale. Off the kitchen is the sun porch which has space and plumbing for a washing machine and other white goods. Continuing downstairs there are two double bedrooms and a family bathroom. Upstairs there are 3 double bedrooms all with fitted storage, with the principal bedroom having a walk-in wardrobe. Completing the accommodation is the shower room. There is brilliant storage throughout including large hall cupboards, eave storage on the upper floor, a loft space, the entrance vestibule and sun porch. The property has double glazing and gas central heating throughout. Outside there are private gardens which are mostly laid to lawn with mature trees, shrubs and plants.

The annexe has its own entrance and is set on one level. The bright lounge/diner benefits from French doors which open to the gardens and provides ample space for a dining table and chairs. The kitchen has integrated appliances including an electric hob and extractor. There are two double bedrooms both with fitted storage, with the principal bedroom benefiting from an ensuite wet room. Completing the accommodation is useful WC/utility which has space and plumbing for a washing machine. There is electric heating and double glazing throughout the annexe. The annexe would lend itself perfectly to be used as separate family accommodation or alternatively could be a holiday let.



Room Dimensions

Lounge	(14' 11" x 15' 4") or (4.55m x 4.68m)
Sitting Room	(14' 5" x 14' 1") or (4.39m x 4.28m)
Dining Room	(12' 2" x 12' 0") or (3.72m x 3.67m)
Kitchen	(11' 3" x 7' 9") or (3.42m x 2.36m)
Sun Porch	(5' 1" x 12' 10") or (1.54m x 3.90m)
Bedroom 4 (downstairs)	(11' 11" x 11' 1") or (3.62m x 3.39m)
Bedroom 5 (downstairs)	(11' 2" x 12' 0") or (3.41m x 3.65m)
Bathroom (downstairs)	(6' 10" x 8' 1") or (2.09m x 2.47m)
Bedroom 1 (upstairs)	(15' 7" x 12' 10") or (4.76m x 3.92m)
Bedroom 2 (upstairs)	(11' 6" x 14' 3") or (3.51m x 4.34m)
Bedroom 3 (upstairs)	(10' 11" x 16' 1") or (3.34m x 4.91m)
Shower Room (upstairs)	(7' 9" x 5' 10") or (2.37m x 1.79m)
Annex Lounge	(15' 11" x 17' 5") or (4.86m x 5.31m)
Annex Kitchen	(9' 7" x 10' 4") or (2.93m x 3.16m)
Annex Bedroom 1	(15' 3" x 13' 3") or (4.64m x 4.03m)
Annex Ensuite	(5' 9" x 5' 3") or (1.74m x 1.60m)
Annex Bedroom 2	(11' 7" x 8' 5") or (3.53m x 2.57m)
Annex WC	(5' 9" x 5' 2") or (1.74m x 1.58m)





Services

Mains gas, electricity, water and drainage.
Telephone and broadband.

Extras

House - All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated ceramic hob, double oven and extractor. Under counter fridge and dishwasher. Annexe - All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated electric hob and extractor.

Council Tax

Band F

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To view this property please Louise on 07796 673594 or 01463 233218.



Tel: 01463 233218

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