

# 30 Drummond Crescent

Drummond, Inverness, IV2 4QR

Offers Over £235,000





## Overview

- Immaculate 3 bedroom first floor apartment
- Sought after Drummond area of Inverness
- One of only 6 flats set within large, private grounds
- Open plan lounge/dining room, kitchen, principle ensuite, bathroom
- Communal grounds, parking & garage
- EPC Band B



## Description

Fantastic opportunity to purchase a spacious first floor apartment in the sought after Drummond area of Inverness. Seldom available, this lovely property is immaculate and offers well-appointed accommodation throughout. With ample parking, a garage and lovely grounds surrounding it, this apartment will appeal to the discerning buyer looking for a quality buy in a lovely location. The open plan lounge/dining room is bright and spacious, with ample space for a dining table and chairs. The modern fitted kitchen comes with an integrated gas hob, electric oven, extractor, fridge/freezer and has space for a washing machine, which is also included in the sale. There are three double bedrooms with the principle bedroom benefitting from fitted wardrobes and an ensuite shower room. The accommodation is completed by the family bathroom with bath and separate shower. There is solid oak flooring throughout most of the property, a deep hall cupboard for extra storage and there is double glazing and gas central heating throughout. The property benefits from a secure entrance system into the building, ample communal parking, communal gardens and a drying area. There is a garage belonging to number 30 which has power and ample space for storage.



## Room Dimensions

**Lounge / Diner** (14' 11" x 16' 4") or (4.54m x 4.98m)

**Kitchen** (8' 4" x 11' 7") or (2.53m x 3.54m)

**Principal Bedroom** (10' 1" x 0' 0") or (3.07m x 0.0m)

**Principal Bedroom En Suite** (4' 5" x 6' 3") or (1.34m x 1.90m)

**Bedroom 2** (9' 7" x 12' 1") or (2.91m x 3.69m)

**Bedroom 3** (10' 10" x 10' 10") or (3.29m x 3.29m)

**Bathroom** (6' 7" x 9' 5") or (2.01m x 2.88m)





#### Services

Mains gas, electricity, water and drainage.  
Telephone.

#### Extras

All fitted floor coverings, fixtures and fittings.  
Window blinds, curtain poles and curtains.  
Integrated gas hob, electric oven, extractor and fridge/freezer. Washing machine.

#### Maintenance Charges

There is no factor for the property, however the residents pay approximately £65 per month each for the maintenance of the communal areas, roof and grounds.

#### Council Tax

Band E

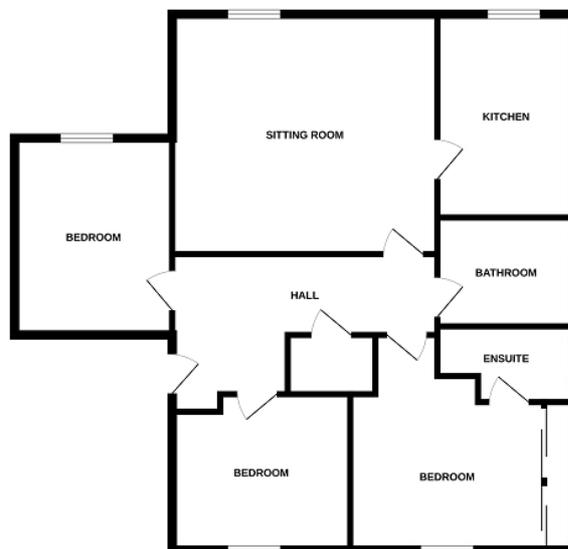
#### Tenure

Freehold

#### Entry

By mutual agreement.

FIRST FLOOR



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