

19a Drummond Road

Drummond, Inverness, IV2 4NB

Offers Over £335,000





Overview

- Seldom available traditional semi-detached villa
- Sought after Drummond area of Inverness
- Lounge, kitchen/diner/family, utility, 3 bedrooms, 2 bathrooms
- Mature gardens with garden office, 2 sheds and 4 wood stores
- Gated driveway with parking for several cars
- EPC Band D



Fantastic opportunity to purchase a seldom available stone built semi detached villa in the sought after Drummond area of Inverness. Built in 1879, this impressive home is set on a sizeable corner plot surrounded by an established and well maintained gardens. The flexible layout will appeal to a range of buyers, especially families and those needing additional space for home working. This beautiful home has been sympathetically renovated and extended over the years whilst keeping a lot of its original features and charm. On the ground floor is the lounge, with a bright bay window overlooking the garden and a door giving access to the open plan kitchen/dining/family area. This bright and spacious extended part of the property, which benefits from high ceilings with feature wooden beams, has a good selection of base and wall units, a Rangemaster stove, Belfast sink, a useful island which provides additional worktop space and storage, integrated dishwasher and space for a fridge/freezer. There is ample space for a dining table and 6 chairs and access to the rear garden via two sets of French doors. This room also benefits from underfloor heating. In addition, there is a lounge area with multi fuel stove and access to the rear utility room, which has space for a washing machine and tumble dryer. Completing the ground floor accommodation is bedroom 1, with dual aspect windows and a feature fireplace with working open fire, and the modern bathroom with built in vanity units, roll top bath, and separate shower cubicle. The first floor is accessed via the staircase with ornate original banister. There are two good size double bedrooms and the modern family bathroom, with separate double shower, built in vanity storage, and under floor heating. There is gas central heating and double glazing throughout the property, along with solar panels to the main roof area. There is good storage, including a walk-in cupboard in the kitchen, cupboard to the rear hallway, cupboard to bedroom 2 which houses the combi boiler, and a fully floored attic room which is carpeted and lined, and accessed via a Ramsay ladder. There is also a Garden office with a mini kitchen, WC and broadband.



Room Dimensions

| | |
|-----------------------|--------------------------------------|
| Lounge | (13' 0" x 15' 4") or (3.96m x 4.67m) |
| Kitchen / Diner | (26' 2" x 16' 2") or (7.97m x 4.94m) |
| Utility Room | (7' 3" x 5' 7") or (2.22m x 1.70m) |
| Bathroom (downstairs) | (10' 6" x 6' 3") or (3.21m x 1.90m) |
| Garden Office | (19' 2" x 12' 2") or (5.84m x 3.72m) |
| WC | (6' 2" x 4' 0") or (1.89m x 1.22m) |
| Principal Bedroom | (13' 6" x 12' 4") or (4.11m x 3.77m) |
| Bedroom 2 | (10' 5" x 12' 3") or (3.17m x 3.73m) |
| Bedroom 3 | (13' 1" x 10' 8") or (3.99m x 3.24m) |
| Bathroom | (11' 9" x 7' 1") or (3.58m x 2.17m) |





Services

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Rangemaster stove and integrated dishwasher. Wardrobe in bedroom 2. 2 garden sheds and 4 wood stores.

Floor Area

115m²

Services

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

Council Tax

Band E

Tenure

Freehold

Entry

To be mutually agreed.

Viewing

To arrange a viewing of this property please contact Katherine on 07808 292045 or 01463 233218.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

