

16 Drummond Circus

Drummond, Inverness, IV2 4QP

Offers Over £630,000





- Stunning extended 1930s detached villa in walk in condition
- Flexible layout designed for modern living and entertaining
- 2 receptions, open plan kitchen/dining/family, utility, shower room
- 4 double bedrooms, 2 ensuites, study/bed 5, bathroom, garage, drive
- Stunning landscaped private garden with multiple sun-drenched patios
- EPC Band D



Fantastic opportunity to purchase this truly stunning extended 1930s detached villa, offering the perfect blend of timeless character and contemporary luxury. Situated on a beautifully landscaped plot extending to approximately 0.25 acre, this exceptional family home is immaculate. Thoughtfully extended and meticulously upgraded, the property now boasts a versatile and expansive layout ideal for modern family living. From the moment you step inside, it's clear this is no ordinary home. The welcoming hallway leads to a selection of elegant reception spaces, including a charming formal living room with a curved Art Deco window and feature open fireplace. Pocket doors create seamless flow into the breathtaking open-plan kitchen/dining/family room - the true heart of the home, flooded with natural light and perfectly designed for entertaining and relaxed family life. The kitchen is fully equipped with high-end integrated appliances, including a gas hob, electric oven, combination microwave, warming drawer, extractor, under-counter fridge and freezer, wine fridge and dishwasher. A sleek breakfast bar offers casual dining, while the spacious dining area and inviting family zone are set against a backdrop of full-width bi-fold doors that open onto a sun-drenched patio, perfect for indoor/outdoor living. Completing the ground floor is a stylish shower room, practical utility room and flexible additional reception room or guest bedroom. Upstairs, the principal suite offers a luxurious retreat, complete with a contemporary ensuite shower room and private balcony overlooking the rear garden. A generous guest bedroom also benefits from an ensuite and Juliette balcony, while two further double bedrooms, a single bedroom/study and a sleek family bathroom provide ample accommodation for growing families or visiting guests. The property itself benefits from modern and energy-efficient features, including double glazing and gas central heating, with underfloor heating in the extension, both ensuites and bathroom. Smart home features include Hue remote lighting in the kitchen/dining/family and outdoor areas, as well as electric blinds throughout.



Room Dimensions

Living Room	(13' 1" x 13' 2") or (3.98m x 4.01m)
Kitchen/ Diner/ Family Room	(32' 10" x 14' 9") or (10.0m x 4.49m)
Lounge	(12' 3" x 20' 8") or (3.73m x 6.29m)
Shower Room	(7' 2" x 8' 3") or (2.19m x 2.52m)
Utility Room	(15' 6" x 5' 5") or (4.73m x 1.66m)
Principal Bedroom	(19' 1" x 14' 9") or (5.81m x 4.50m)
Principal Bedroom En Suite	(7' 6" x 6' 2") or (2.29m x 1.87m)
Bedroom 2	(13' 0" x 9' 11") or (3.97m x 3.02m)
Bedroom 2 En Suite	(4' 5" x 9' 6") or (1.35m x 2.89m)
Bedroom 3	(14' 9" x 10' 9") or (4.49m x 3.28m)
Bedroom 4	(17' 2" x 10' 8") or (5.24m x 3.24m)
Study/ Bedroom 5	(6' 11" x 10' 8") or (2.12m x 3.25m)
Family Bathroom	(5' 7" x 9' 7") or (1.69m x 2.91m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include a gas hob, electric oven, combination microwave, warming drawer, extractor, under-counter fridge and freezer, wine fridge and dishwasher. Shed. Please note the bbq hut and bike store are not included in the sale.

Services

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

Council Tax

Band E. Please note this may be subject to change upon sale.

Tenure

Freehold

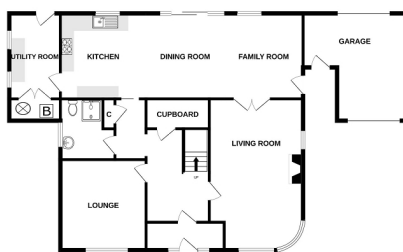
Floor area

223 m2

Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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