

HOME REPORT VALUATION £230,000

Services
 Mains water, electricity, gas and drainage.

Extras
 All carpets and fitted floor coverings. Curtains, blinds and white goods.

Heating
 Gas central heating.

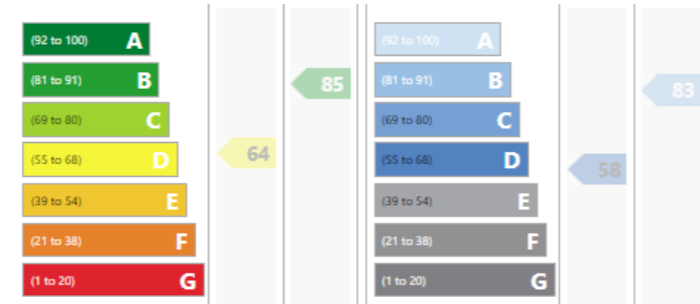
Glazing
 Double glazed windows throughout.

Council Tax Band
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Viewing
 Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry
 By mutual agreement.

Home Report
 Home Report Valuation - £230,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



7 Drumfield Road
Inverness
IV2 4XH

A four bedroomed, semi-detached house with sunroom that benefits from double glazing, gas central heating, a garden, and single garage.

OFFERS OVER £220,000

📍 The Property Shop, 20 Inglis Street, Inverness
 ✉ property@munronoble.com
 ☎ 01463 22 55 33
 🖨 01463 22 51 65

Property Overview

- Semi-Detached House
- 4 Bedrooms
- 2 Receptions
- 3 Bathrooms
- Solar Panels
- Gas
- Garden
- Garage



Kitchen/Breakfast Room



Utility Room



Ground Floor Bedroom One



En-Suite Shower Room





Lounge



Ground Floor Bedroom Two

Property Description

This appealing, four bedroomed semi-detached house with single detached garage and gardens is situated in the rarely available Holm area of the city and will appeal to many. The property offers spacious accommodation that has been designed for comfortable family living, and is ideally located within walking distance to Holm Primary School and Inverness Royal Academy, as well as supermarket shopping. Offering many pleasing features including solar panels, double glazing, gas central heating, an en-suite shower room, and off-street parking, early viewing highly is recommended. The ground floor comprises an entrance hall, two double bedrooms (with the principal bedroom boasting an en-suite shower room) a bright and spacious lounge with attached sunroom with patio doors, a bathroom and a kitchen/diner with utility room off. The kitchen/diner provides space for entertaining, and is fitted with wall and base mounted units with worktops, stylish splashbacks, and has a stainless steel sink with drainer with mixer tap. The integrated Bosch appliances consist of a gas hob and oven, with extractor fan over, and free-standing goods included in the sale comprise of a dishwasher and fridge. From here, there is a door to the utility room which has a sink and cupboard space, a washing machine and freezer, plus doors to the side elevation and sunroom. The first floor accommodation has a small landing with a Velux window, two double bedrooms and a shower room. A great feature of the property is the ample storage it provides, with the hallway, landing and kitchen having a cupboard, as well as all four bedrooms benefiting from fitted built-in wardrobes/cupboards. Outdoors, the garden to the front elevation is laid to gravel and is partially enclosed by walling. There is a lock-block driveway which runs to the side elevation and provides space for off-street parking for three vehicles and leads to the single garage which has an up and over door, power and lighting. The private rear garden is fully enclosed by walling, and is a combination of gravel and patio, making it low maintenance and easy to maintain. Local amenities include the community gardens located at Ness Side, a post office, and a Tesco supermarket & petrol station. There is a regular bus services into Inverness city centre where a more comprehensive range of amenities can be found.

Rooms & Dimensions

- Entrance Hall
 - Bathroom
Approx 1.56m x 2.37m
 - Ground Floor Bedroom Two
Approx 2.81m x 3.46m
 - Ground Floor Bedroom One
Approx 4.37m x 2.69m
 - En-Suite Shower Room
Approx 1.89m x 1.23m
 - Lounge
Approx 3.36m x 5.02m
 - Sunroom
Approx 2.93m x 2.45m
 - Utility Room
Approx 2.43m x 2.90m
 - Kitchen/Breakfast Room
Approx 4.17m x 4.12m*
 - Landing
 - First Floor Bedroom Two
Approx 2.65m x 3.63m*
 - Shower Room
Approx 1.78m x 2.11m
 - First Floor Bedroom One
Approx 3.65m x 3.12m*
 - Garage
Approx 2.95m x 5.38m
- (*At widest point)



First Floor Bedroom One



Sunroom



Bathroom

