

Services

Mains electricity, gas, water, drainage and solar panels.

Extras

All carpets, fitted floor coverings, curtains and blinds. A dishwasher and a freestanding fridge/freezer. Others items of furniture are available under separate negotiation.

Heating

Fully automatic room sealed fan assisted condensing gas boiler.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

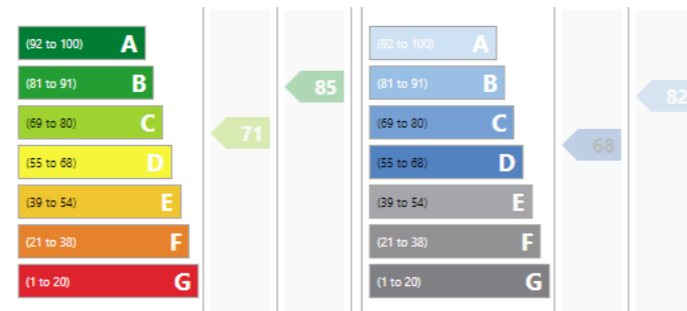
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £290,000
A full Home Report is available via Munro & Noble website.



**3 Drummond Circus
Inverness
IV2 4QP**

A three bedroomed, detached bungalow with gardens, located in Drummond, that is fully double glazed, with a driveway and detached garage.

OFFERS OVER £290,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Gas
- Garden
- Garage
- Solar Panels

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.

Kitchen



Kitchen



Bedroom One



Bedroom Two



Lounge



Bedroom Three



Property Description

3 Drummond Circus is a three double bedroomed, detached bungalow in the sought-after Drummond area of Inverness, and will suit anyone looking for a family sized home. The property benefits from double glazing, gas heating, solar panels, garden grounds and early viewing is highly recommended. The well-proportioned accommodation is spread over one floor, comprising an entrance vestibule, an entrance hall (with ample storage provisions), three double bedrooms, two of which have built in wardrobes, a bright and spacious lounge, which, with the clever use of glazing, invites a natural abundance of light. The lounge also boasts a feature electric fire within a Dolomite marble surround. The stylish shower room consists of a Geberit WC/bidet, a wash hand basin with a vanity unit with waterfall tap, an electric vanity mirror and a shower cubical with a modern electric shower. Completing the accommodation is the kitchen, which is fitted with wall and base mounted units and worktops, a Cooke & Lewis 1 1/2 stainless steel sink with a spring neck mixer tap, a larder cupboard and the integrated goods include a Miele microwave/oven/grill, Miele gas hobs, open electric barbeque grill and extractor hood over. Included in the sale is the dishwasher and freestanding fridge-freezer.

Externally, the property sits on a generous plot with a wrap-around garden. The front elevation features a lawn with mature flower beds and a tarmac driveway running along the side of the property, providing ample off-street parking and leading to a detached single garage. The garage has power, lighting and an up and over door, as well as a door giving pedestrian access to the rear elevation. The rear garden is a combination of lawn with a gravelled area, which is perfectly positioned to enjoy the sunshine. Located within walking distance of the property is Bellfield Park and the Ness Islands. A convenience store is located on Haugh Road, and there is a bus route along Island Bank Road to the city centre. Eden Court Theatre and Inverness Leisure, including the Aquadome, are within walking distance, located over the footbridge.

Rooms & Dimensions

Entrance Vestibule
Approx 1.66m x 0.99m

Entrance Hall

Lounge
Approx 4.41m x 3.84m

Kitchen
Approx 3.57m x 4.41m

Bedroom Two
Approx 3.36m x 3.76m

Shower Room
Approx 1.73m x 2.42m

Bedroom One
Approx 3.39m x 3.40m

Bedroom Three
Approx 4.32m x 3.40m

Garage
Approx 2.45m x 5.23m



Shower Room



Shower Room

