



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

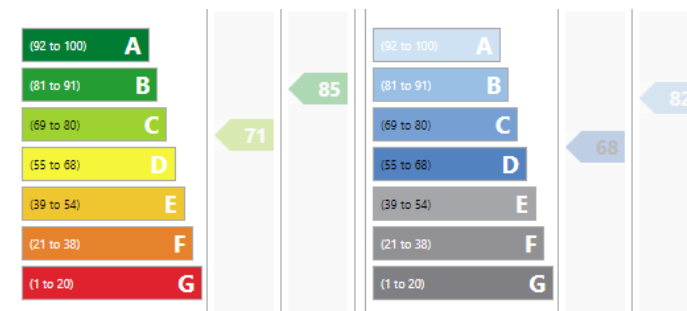
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

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



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.



3 Drummond Circus Inverness IV2 4QP

A two 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



Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Reception/Dining Room

Property Description

3 Drummond Circus is a two double bed roomed, two reception roomed detached bungalow in the sought-after Drummond area of Inverness, and will suit anyone looking for a spacious, beautifully modernised traditional bungalow within walking distance of the city centre and the Ness Islands with a bridge to Eden Court Theatre, hotels and restaurants, Inverness Leisure, Aquadome and the Botanic Gardens. The property benefits from double glazing with designer insulated soft furnishings throughout, gas heating, solar panels, garden grounds with detached garage and viewing is highly recommended. The freshly decorated accommodation is all on one floor, comprising an entrance vestibule (with ample storage provisions), two double bedrooms, both of which have built on wardrobes, two bright and spacious reception rooms both with the clever use of glazing, inviting a natural abundance of light. The lounge also boasts a feature Dolomite marble fire surround with electric fire. 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 are the Ness Islands with a footbridge to Eden Court Theatre, Inverness Leisure including the Aquadome. A convenience store is located on Haugh Road, and there are bus routes to the city centre and to Raigmore Hospital.

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

Reception/Dining Room
Approx 4.32m x 3.40m

Garage
Approx 2.45m x 5.23m



Shower Room



Shower Room