



Drummond Road, Inverness, IV2 4NY

Offers Over £450,000

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Hamish
PROPERTY PROFESSIONALS



- Spacious four bedroom family home
- Period home retaining original features
- Popular Inverness city location
- Double garage and additional off-street parking
- Set in mature garden grounds
- Gas fired central heating
- Double glazed throughout
- Entry date by mutual agreement
- Accompanied viewings, by appointment only, 7 days a week
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!



Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Located in a desirable area of Inverness and set in beautifully kept garden grounds, this outstanding stone-built period property is an elegant and substantial family home. Constructed in 1900, this is one of the original houses built in the affluent Drummond Road and is an impressive property that has been graciously and carefully maintained. The drive-way creates an imposing entrance with its exquisitely laid-out garden that wraps around the house and leads to a double garage and a generous parking area.

A green-painted door opens into a large vestibule, with a spacious hall with traditional wooden flooring leading into the lounge. Painted in cream and pale blue with white joinery, this room has a high ceiling and retains many original features including a wooden mantelpiece and slate hearth. The large bay window has the panelled shutters still evident. Currently used as an office, the family room offers a comfortable and cosy carpeted space with a view of the garden. It has built-in storage beneath the deep-set window.

An archway in the hall opens into a spacious country-style kitchen with a variety of floor and wall cabinets painted in cream, with stainless steel details and black worksurfaces. The kitchen is decorated in a buttermilk palette with blue mosaic tiles, further enhancing the welcoming country aesthetic. A wide galley layout leaves substantial room for a dining table. The attached utility room is spacious and leads to the ground floor shower room. The utility room also provides access to the integrated double garage.

A beautiful, carpeted staircase with a natural wood bannister sweeps elegantly to the first floor and its three bedrooms. The principal bedroom has a fabulous outlook with a large bay window that extends almost to the floor, filling the room with natural light. A white integrated wardrobe spans the width of the room. The second bedroom is generously sized and extremely pretty, its large window and outlook over the mature garden adds further appeal. The pale blue-painted third bedroom is equally spacious and has a large expanse of storage. The substantial family bathroom has a bath with a shower over it, a WC and a wash hand basin. A large window provides abundant natural light.

The staircase continues to the attic level and to a charming but also generously sized fourth bedroom. With a coombed ceiling and Velux window, this space offers a fabulous room for guests or family members. A large box room along the landing has its own Velux window and offers good storage and a variety of other uses.

A rear porch, accessed from the kitchen, leads to the garden, which is laid with a lawn and wraps around the rear of the property. Mature trees and shrubs define the boundary, creating a beautiful, traditional-looking garden with flower beds and a patio. Crianlarich is a stunning property with several large and attractive rooms and a beautiful garden. Coupled with its elegant styling and prestigious location, it offers a sumptuous home for a family, and early viewing is recommended.

ABOUT INVERNESS

Inverness is a beautiful city on the mouth of the River Ness. Surrounded by hills, it offers stunning views of mountains and historical architecture. The University of the Highlands and Islands, Inverness campus, which opened in 2015, is set to ensure that the city has the talent required to serve the needs of the Highlands for many years to come. The city annually plays host to the Baxter's Loch Ness Marathon and the Inverness Half Marathon & 5k. There are excellent sports facilities in the city, including the Inverness Ice Centre, Highland Rugby Club, Inverness Harriers Amateur Athletics Club, hosted by Inverness Leisure which also offers a sports club, gym and swimming pool complex. Other outdoor pursuits such as cycling, horse riding, kayaking, sailing and hiking are also well catered for.

There are two cinemas and the Eden Court Theatre offers an excellent choice of drama, comedy and a variety of other shows, arts and crafts. Inverness is the capital of the Highlands and has experienced continued growth over many years. A vibrant northern city, with lots of inward investment and excellent job prospects. The upgrading of the A9 between Perth and Inverness and the A96 between Inverness and Aberdeen to dual carriageway, is set to see further room for development in the years ahead. Inverness Airport at Dalcross, links the city not only to London but to several European cities.

GENERAL INFORMATION:

Services: Mains water, mains drainage, electric and gas.

Council Tax Band: F

EPC Rating: D (61)

Entry Date: By mutual agreement

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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 196 m²



49 Drummond Road



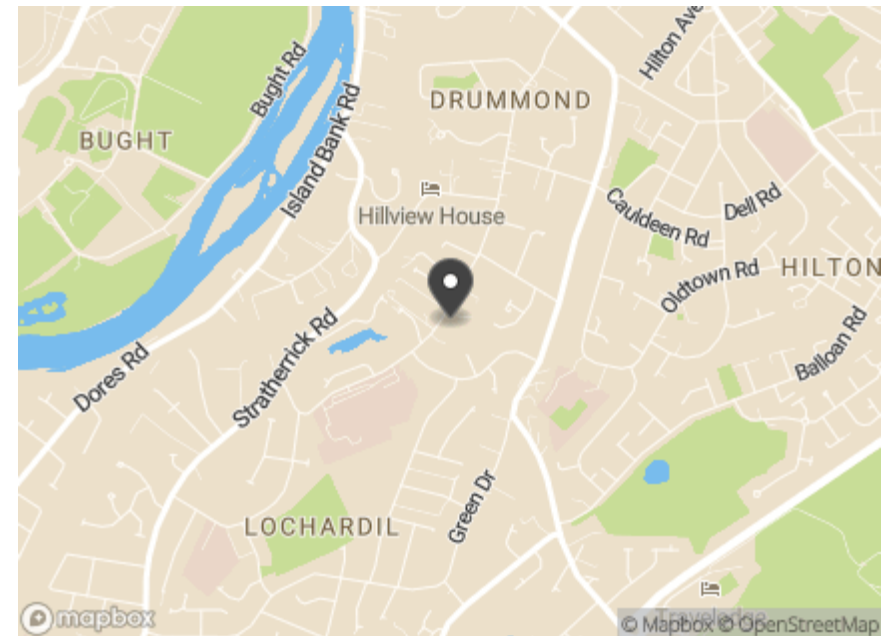
All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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