



GARDEN

The property is set in easily maintained garden grounds. The front is laid to gravel with loc-block pathway and drive and well established planted beds and mature trees. A gate at the side opens into the rear garden, which is laid to gravel with stepping stones and faux grass.

GLAZING

The property benefits from double glazing.

HEATING

The property has gas warm air central heating

EXTRAS

The fitted floor coverings, blinds, oven, hob and extractor hood, washing machine and tumble dryer are included in the sale price.

COUNCIL TAX

The current council tax band on the property is band D. You should be aware that this may be subject to change upon sale.

SERVICES

The property benefits from mains water, gas and electricity. Drainage is to the public sewer.

ENTRY

By mutual agreement

VIEWING

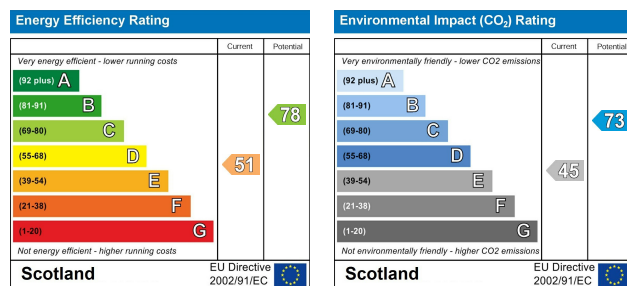
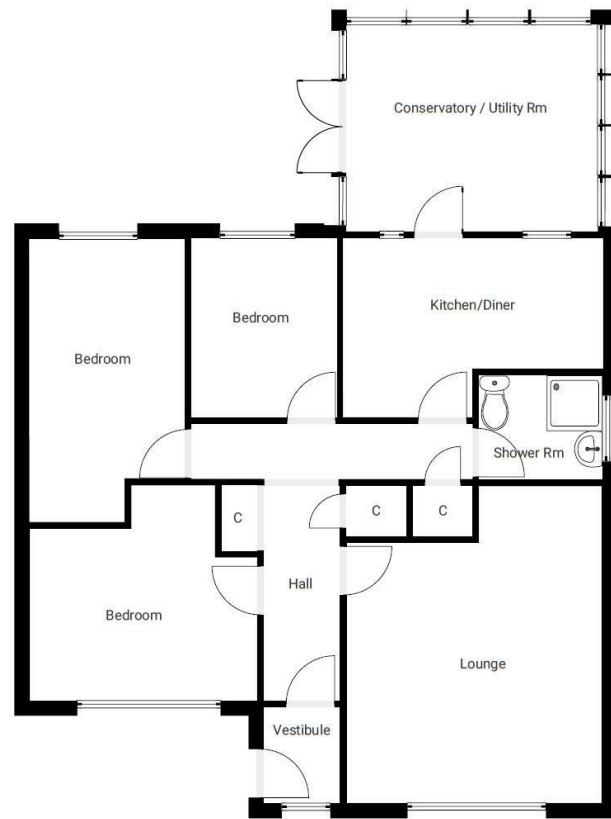
Viewings are strictly by appointment. Please contact Anderson Shaw & Gilbert, part of Ledingham Chalmers on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to assist.

E-MAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

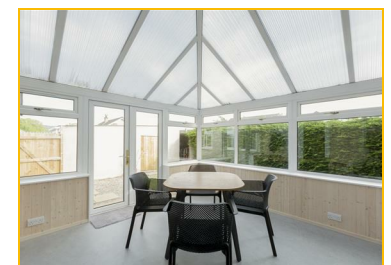
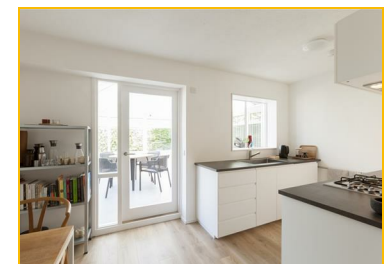
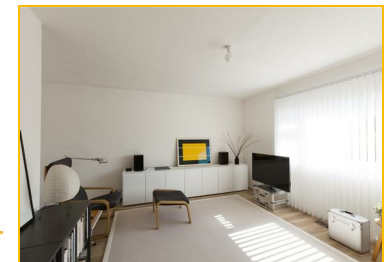
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4 Drumfield Court, Inverness, IV2 4XN

Well Proportioned, Detached 3 Bedroom Bungalow set in easily maintained Garden Grounds with Garage and Driveway Parking

- Entrance Vestibule
- Hall
- Lounge
- Kitchen/Diner
- Conservatory/Utility Room
- 3 Bedrooms
- Shower Room
- Gas Central Heating & DG
- Garage & Garden
- EPC Band - E



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £240,000



DESCRIPTION

This detached bungalow has been tastefully modernised, offering contemporary, well proportioned accommodation for the discerning purchaser. The bright lounge is set to the front, with large window looking over the garden and the recently modernised kitchen offers space for table and chairs and accesses the large conservatory, set to the rear. The bedrooms are all a good size, there is a shower/wet room and good storage provision. Benefiting from gas warm air central heating and double glazing, the property comes complete with garage and generous driveway parking. Viewing is recommended.

LOCATION

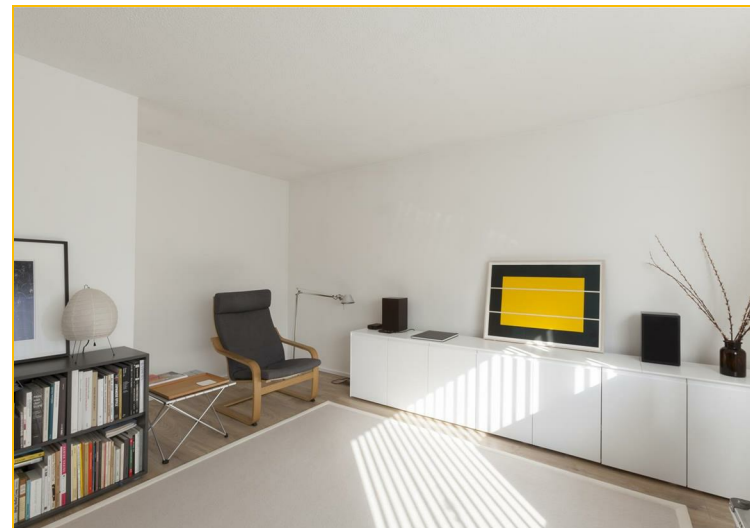
The property is situated in a quiet cul-de-sac in the popular Holm Mains residential area of Inverness, approximately 2.5 miles from the city centre. Holm Primary School is nearby and secondary pupils would attend Inverness Royal Academy. There is a local Post office/general store and a Tesco Store with petrol station within walking distance. A regular bus service links the area to the city centre and the western distributor road is close by, allowing easy access across Inverness to Raigmore Hospital and the University of the Highlands and Islands. The village of Dores, with access to Loch Ness is approximately 6 miles away.

DIRECTIONS

From the city centre go along Island Bank Road (B862) and straight on to Dores Road. Continue along Dores Road, going through the traffic calming measures, and turn left into Drumfield Road. Follow the road along and round to the right and then take a left into Drumfield Court, which is a small cul-de-sac. Number 4 is straight ahead.

ENTRANCE VESTIBULE

1.55m x 1.26m approx
A door with decorative glazed panel is set to the side and accesses the entrance vestibule. Window to the front looking over the garden. Glass panelled door with glazed side panel to the hall.



HALL

The hallway has doors leading to all accommodation, with the exception of the conservatory. Recessed area with fitted hanging rail and shelf, with low level concealed electric meter and consumer unit. Door to cupboard housing the gas warm air unit. Door to further shelved cupboard housing the hot water tank. Large hatch with pull down ladder to the loft space.

LOUNGE

4.20m x 3.53m widens to 4.38m
This is a nicely proportioned room with large window overlooking the garden to the cul-de-sac beyond. Television aerial point

KITCHEN/DINING ROOM

4.28m x 2.15m widens to 3.16m
The kitchen has been fitted with contemporary base and wall units incorporating large stainless steel sink with mixer tap and electric oven and gas hob with extractor hood above. Space for table and chairs. Glazed panel to the conservatory. Glazed door opening into the conservatory.

CONSERVATORY with UTILITY AREA

4.14m x 3.40m
This large room is set to the rear and has one wall lined with base units incorporating washing machine and tumble dryer. Windows to rear and side and French doors opening into the garden. Wall mounted shelf and coat hooks. Ideal for use as a dining room or would be equally suitable as a second sitting room appreciating a private aspect over the garden.

BEDROOM

3.61m x 2.68m longest/widest excluding recess
This double room is set with large window to the front, looking over the garden. Recessed wardrobe area with hanging rail and shelf.

BEDROOM

2.94m x 2.40m
This is a large single room, set with window to the rear, overlooking the garden.

BEDROOM

3.94m x 2.56m
This good sized double room is set to the rear with window overlooking the garden. Recessed wardrobe area with hanging rail and shelving.

SHOWER ROOM

2.01m x 1.63m
This wet room has been fitted with a wc and wash hand basin and the shower area has a curtain and rail fitted. High level opaque window. Wall mounted mirror. Wall mounted cabinet with mirrored doors.

DETACHED GARAGE

5.56m x 2.55m approx
The garage is set to the side/rear of the property with up and over door to the front and pedestrian door to the side. Power and light. Lean-to storage area, (2.37m x 1.82m approx) accessed via the garden at the rear.

