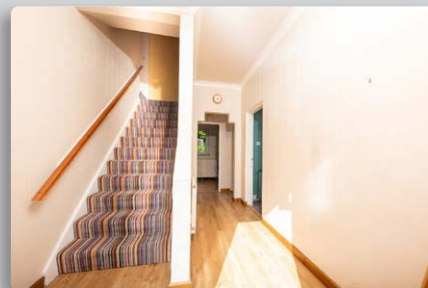


40 Glenburn Drive, Inverness, IV2 4ND



£350,000 Offers Over

Type: Semi-Detached

Availability: For Sale

Bedrooms: 4

Bathrooms: 3

Reception Rooms: 2

Full Details

Excellent opportunity to purchase a unique 4-bedroom, family home with separate studio apartment and integral double garage in the rarely available residential area of Drummond, Inverness. This beautiful family home, with well-proportioned rooms will appeal to many and must be viewed to fully appreciate.

The property comprises as follows - Entrance hallway, off which is the downstairs living room with attractive bay window that currently hosts lounge furniture and a piano. There is a downstairs bedroom, which is of good size that could also be utilised as an office/study. The kitchen is mainly made up of wall and baseline units and also features a useful pantry cupboard. It then leads to an open archway and on into the spacious dining room with double patio doors onto the rear garden there is also a further large window which gives the room a bright airy feel. Off the dining room is a small hallway leading to a shower room. Also off the dining room is an access door to a rear hallway which gives access to the double garage the garage floor has also been tiled and could be used for storage or converted for even more living space.

On the first floor the property hosts a unique room which really must be seen to be appreciated. This extra-large lounge-come-meeting place gives extended living space and is what makes this property so utterly unique. Created some 40 years ago as a ballroom dance studio, the room features beautiful floor length windows letting in an abundance of light, with its own doorway leading out onto a balcony that surrounds the room - as well as having its own little seating area. Including the wrap around balcony, this majestic upper room spans an area of almost 100 square metres. The room is almost entirely surrounded by trees and features a 7.5kw wood burning stove, a small kitchenette, as well as an ensuite shower room. This room has been used very successfully as a studio apartment for Airbnb, both by the former and current owners, and is capable of generating a very significant income. The room has also been used as a small concert room and can provide seating for 40-50 people.

Next to this room is the family bathroom with attractive wall and floor tiles, a further double bedroom, the main bedroom with dual aspect windows and then onto the third and smaller upstairs bedroom. The house with its significantly larger extension, divides naturally into two separate houses. There is already a separate front door and corridor which anticipates such a development. With a relatively small investment, the two aspects could very easily be divided into two three-bedroom properties, making this a potentially very lucrative investment.

Outside, the property is set in a corner position in Glenburn Drive with its surrounding walls and garden. There is a large driveway with room for several vehicles, it has an extensive wrap round garden. To the rear of the property is a large decking area together with a good-sized garden mainly laid to lawn. There is a gate that leads out into a stunning community-managed woodland area that can be used for walks and makes you feel as though you were miles away from the city

Glenburn drive residents have access to a private park which is owned by all the residents in the street, this makes an excellent area which is safe for kids to play and do sports activities. Overall, this lovely property would be an ideal purchase either for a family looking for extensive living space or a developer seeking to generate a substantial income from a combination of Airbnb and long-term rental in a very popular residential area of Inverness, only 15 minutes' walk from the city centre.

Property Location: Drummond is a sought-after area and an ideal location for easy access into Inverness city centre, which is a short distance away and the River Ness and Ness islands. Local amenities include 2 general stores, parks and schools. The city centre offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Excellent schooling is available at Lochardil Primary, with secondary pupils attending Inverness Royal Academy. Inverness, the capital and main business and commercial centre of the Highlands, offers an extensive choice of shopping, entertainment, cultural, educational and leisure facilities associated with city living, with easy access to the beautiful and challenging Highland landscape.

Council Tax: E. EPC: Band D. Extras: All fitted floor coverings, fixtures, and fittings. Fitted window blinds. All integrated appliances.

Services: Mains gas, electricity, water and drainage. Telephone, broadband and satellite. Entry: To be mutually agreed. Viewings: Direct with Smart Moves.

Property Features

- ✓ 4 bedroom fully extended family home
- ✓ Double garage
- ✓ Impressive 800 Square foot lounge with balcony
- ✓ Second downstairs lounge
- ✓ Much Sought after Drummond area

- ✓ Extensive living space
- ✓ Large private garden with access to woodlands area
- ✓ French doors to patio area
- ✓ double glazing
- ✓ Central heating

More Photos on following page

40 Glenburn Drive, Inverness, IV2 4ND

