



**home sweet home**  
**estate agents**  
your local property experts



**9 Meadow wood road**  
**Inverness**

**£250,000**  
**OFFERS OVER**

Spacious two-story home featuring a welcoming inner hall, WC, large living room, and modern kitchen/dining area on the ground floor. Upstairs includes a main bathroom, three bedrooms (one with an en suite). Perfect for families, close to amenities and transport links. Contact Travis on 07490545648 to view this charming property!



• THREE BEDROOM SEMI DETACHED HOUSE • PRIVATE REAR GARDEN • STYLISH KITCHEN • LOCAL AMENITIES NEAR BY

**Full Description**

Welcome to this charming and spacious two-story home, perfect for families and those who love to entertain. The accommodation is thoughtfully designed to provide comfort and convenience across its well-proportioned rooms.

Ground Floor:

Inner Hall: Welcoming entrance area leading to the main living spaces.

WC: Conveniently located guest toilet.

Living Room: Generously sized living room, ideal for relaxing with family or hosting guests.

Kitchen/Dining Area: Modern and open-plan kitchen/dining space, perfect for family meals and entertaining. The kitchen features contemporary fittings and ample storage.

First Floor:

Landing: Provides access to all first-floor rooms.

Bathroom: Stylish main bathroom with modern fixtures.

3 Bedrooms:

Master Bedroom: Spacious main bedroom with an en suite shower room, offering privacy and comfort.

Bedroom 2: Bright and airy second bedroom, perfect for children, guests, or a home office.

Bedroom 3: Versatile third bedroom, ideal for various uses such as a nursery, study, or additional guest room.

This delightful property combines practical living with a touch of elegance, making it the perfect place to call home. Located in a desirable area, it is close to local amenities, schools, and transport links. Don't miss the opportunity to make this wonderful house your new home!

Contact Travis today on 07490545648 to book a viewing!

**Location**

Nestled on the picturesque south side of Inverness, the Drumossie area offers a tranquil yet convenient living experience. Known for its stunning views and proximity to nature, this sought-after location combines the best of both worlds—peaceful residential living with easy access to the vibrant city center.

Natural Beauty: Surrounded by rolling hills and scenic landscapes, Drumossie provides an idyllic setting for outdoor enthusiasts. Enjoy leisurely walks, cycling, and exploring nearby parks and green spaces.

Amenities: The area boasts excellent local amenities, including shops, cafes, and restaurants. Nearby schools and healthcare facilities make it an ideal choice for families.

Transport Links: With convenient access to major roads and



- DOUBLE GLAZED • DRIVEWAY PARKING • PUBLIC TRANSPORT LINKS • MODERN BATHROOM • COUNCIL TAX BAND D • EPC BAND B

public transport, commuting to Inverness city center and beyond is a breeze. The nearby A9 and A96 provide direct routes to key destinations.

#### **Additional Details**

Council Tax Band - D

EPC Band - B

Double Glazing

Hybrid air source and gas central heating

Home Report Available on our website -

[www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

**Kitchen 9'1" x 9'6"**

**Dining Area 7'6" x 9'6"**

**Lounge 12'11" x 16'7"**

**WC 3'4" x 6'9"**

**Master bedroom 9'1" x 10'4"**

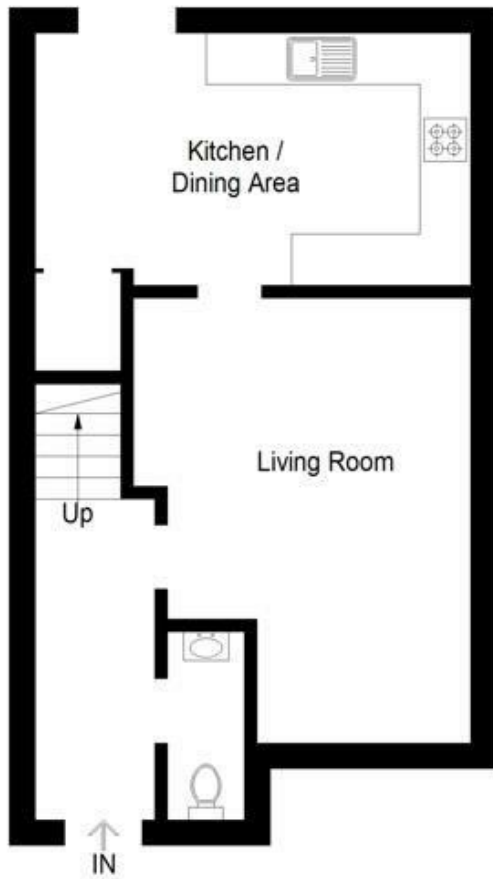
**En suite 7'7" x 4'11"**

**Bedroom 2 8'1" x 8'0"**

**Bedroom 3 8'1" x 8'11"**

**Bathroom 7'1" x 6'7"**





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1106410 / Ref:88725)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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