



28 Grigor Drive, INVERNESS, IV2 4LP

Offers Over £365,000

REF: 60852





description

This deceptively spacious property is situated in the highly desirable Lochardil area of the City, close to excellent facilities and within walking distance of the City Centre. In walk-in condition throughout, the four bedroom property benefits from double glazing and App controlled gas-fired central heating complemented by a living flame gas fire in the lounge. With ample storage and well-proportioned rooms, this property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate the potential of this property and its truly convenient location.

The accommodation consists of: a hallway; generous kitchen with a good selection of base and wall mounted units, complementary worktops, gas fired Belling Range, dishwasher, larder store cupboard housing the fridge/freezer and breakfast bar for informal dining; dining room with French doors opening to the rear garden and family area; front facing lounge with living flame gas fire providing a welcoming focal point and wall mounted TV bracket; Sun room with views overlooking the garden; double bedroom; shower room comprising a WC, wash hand basin and large walk in shower with forest head and body spray; on the upper floor is the Study/office; linen cupboard; two generous bedrooms with fitted storage and a further bedroom, currently utilised as a dressing room with en-suite facilities.

The property sits within a good size plot, with the garden mainly laid to lawn with some mature shrubs and bushes. To the rear of the property there is a paved patio and raised decked area, providing ideal venues for al fresco dining and entertaining. There is also a garden shed and a gate giving you access to the woodland to the rear. A driveway to the side of the property leads to the car port and on to the single garage, which has light, power and up & over door.

The property is within walking distance of a general store which caters adequately for daily requirements. Additional facilities can be found at Inshes Retail Park which include a supermarket, takeaway, Post Office and selection of retail outlets. A regular bus service to and from Inverness City is routed close by. Education is provided at Lochardil Primary or Inverness Royal Academy, both of which are within very easy walking distance.

Inverness City Centre is also within easy reach and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.



Hall	3.63m x 1.91m (11'11 x 6'3)
Kitchen	6.11m x 3.74m (20'0 x 12'3)
Dining/Family Room	7.05m x 2.53m (23'2 x 8'3)
Lounge	4.90m x 4.08m (16'0 x 13'5)
Sunroom	4.14m x 2.85m (13'6 x 9'3)
Bedroom 1	3.56m x 3.02m (11'8 x 9'11)
En-suite	2.04m x 1.15m (6'8 x 3'9)

Bedroom 2	3.80m x 3.32m (12'6 x 10'11)
Bedroom 3/4	3.75m x 3.06m (12'3 x 10'0)
Dressing Room/En-suite	3.24m x 2.54m (10'8 x 8'3)
Shower Room	2.16m x 1.77m (7'0 x 5'9)
Office	1.97m x 1.49m (6'6 x 4'11)
Garage	4.80m x 2.65m (15'9 x 8'8)
Shed	2.41m x 1.85m (7'11 x 6'0)







General

All floor coverings, light fittings, curtains, blinds and white goods are included in the asking price. Most other items of furniture can be made available by separate negotiation.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV2 4LP

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AG/JD/BALL0045/2

Price

Offers Over £365,000

Directions

From Inverness City, take Castle Street leading onto Culduthel Road. Continue up Culduthel Road onto Stratherrick Road, eventually turning right into Grigor Drive, the property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



