



14 Druim Avenue, INVERNESS, IV2 4LG

Offers Over £300,000

REF: 60878





## *description*

This bright, deceptively spacious bungalow is located in a quiet cul de sac in the highly desirable Lochardil area of the City, close to excellent facilities and within walking distance of the City Centre. In good condition throughout, the four bedroom property benefits from double glazing (with the exception of the bathroom window) gas-fired central heating, off- street parking and a beautiful well cared for garden. 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 enviable location.

The accommodation consists of: an entrance vestibule; inner hallway with various store cupboards; a kitchen with a selection of base and wall mounted units, complementary worktops, space for free standing cooker, fridge, washing machine and dryer; sunroom/dining area with views across the rear garden; double aspect bright lounge with views to the front and side garden and a gas fire providing a welcoming focal point; four good sized bedrooms and family bathroom comprising a three piece suite in white with free standing electric powered shower.

The property sits within a good size plot, with an immaculately kept garden which is mainly laid to lawn with a good selection of mature shrubs and bushes along with flowering borders and productive fruit trees. To the rear of the property there is a paved patio area providing an ideal venue for al fresco dining and entertaining. There are also three garden sheds, a greenhouse and carport. A driveway to the side of the property provides ample off-street parking and leads to the garage which has light, power and up & over door.

The property is close to 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.



|                       |                                     |
|-----------------------|-------------------------------------|
| <b>Hall</b>           | <b>3.61m x 2.20m (11'9 x 7'3)</b>   |
| <b>Kitchen</b>        | <b>3.64m x 3.57m (11'11 x 11'9)</b> |
| <b>Dining/Sunroom</b> | <b>3.45m x 2.84m (11'3 x 9'3)</b>   |
| <b>Lounge</b>         | <b>4.92m x 4.51m (16'2 x 14'9)</b>  |
| <b>Bedroom 1</b>      | <b>2.78m x 2.77m (9'0 x 9'0)</b>    |



|                  |                                     |
|------------------|-------------------------------------|
| <b>Bedroom 2</b> | <b>3.93m x 2.81m (12'11 x 9'3)</b>  |
| <b>Bedroom 3</b> | <b>3.64m x 3.51m (11'11 x 11'6)</b> |
| <b>Bedroom 4</b> | <b>3.67m x 3.46m (12'0 x 11'3)</b>  |
| <b>Bathroom</b>  | <b>2.61m x 2.11m (8'6 x 6'11)</b>   |
| <b>Garage</b>    | <b>6.09m x 3.25m (20'0 x 10'8)</b>  |







## General

All floor coverings, light fittings, greenhouse and garden sheds are included in the asking price.

## Services

Mains water, drainage, gas and electric.

## Council Tax

Council Tax Band E

## EPC Rating

D

## Post Code

IV2 4LG

## Entry

By mutual agreement

## Viewing

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

## Reference

LB/JD/PHIL0069/1

## Price

Offers Over £300,000

## Directions

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



