



Innes & Mackay

26 Drumsmittal Road, North Kessock, Inverness, IV1 3JU

- DETACHED BUNGALOW
- FOUR BEDROOMS
- MASTER EN-SUITE SHOWER ROOM
- OPEN PLAN KITCHEN/DINING
- CONSERVATORY
- DOUBLE GARAGE
- AIR SOURCE HEATING

**Offers Over
£335,000**



PROPERTY DESCRIPTION

26 Drumsmittal Road is an attractive and spacious four-bedroom detached bungalow, peacefully situated within a quiet cul-de-sac in the sought-after village of North Kessock. Offering bright, well-proportioned accommodation throughout, the property comprises a generous open-plan lounge and dining area, a spacious kitchen, utility room, four bedrooms (master en-suite), family bathroom and conservatory. Ideally suited to family living, this impressive home must be viewed to fully appreciate the accommodation on offer.

LOCATION

Facilities in the village of North Kessock include a general store which caters adequately for daily requirements, hotel/restaurant, tea room and doctors surgery. The area is a highly popular tourist destination with a host of excellent outdoor facilities available on your doorstep. Primary education is also provided in the village with secondary education provided at the highly acclaimed Fortrose Academy. A regular bus service to and from Inverness City is routed close by. Inverness City, the main business and commercial centre in the Highlands, is a short commute away and offers extensive shopping leisure and entertainment facilities along with excellent road, rail, and air links to the South and beyond.

GARDEN

The property sits on a generous plot and benefits from

well-maintained garden grounds to the front and rear. The front garden is predominantly laid to lawn, with a paved pathway leading to the front door. The rear garden is fully enclosed by timber fencing and mature hedging providing a good degree of privacy, and is complemented by mature trees, shrubs and established planting. The rear garden benefits from two paved patio areas, one adjoining the conservatory and a second positioned within a private corner of the garden, providing an ideal space for outdoor dining and enjoying the all day sun. The property also benefits from a driveway providing off-street parking, together with detached double garage.

ENTRANCE VESTIBULE

The entrance vestibule is laid with carpet, with dual aspect windows. Glazed door leads to the hallway.

HALLWAY

The hall provides access to the lounge, kitchen, four bedrooms/study and bathroom. There are three storage cupboards, one of which houses the electrics.

LOUNGE

5.32 x 4.48 (17'5" x 14'8")

The spacious lounge benefits from large windows to the front elevation, providing a good degree of natural light. Laid with carpet, this room benefits from a wood burning stove with slate hearth, providing a pleasing focal point. Archway provides access to the dining room.



DINING ROOM

3.46 x 3.02 (11'4" x 9'10")

The dining room is a good-sized room, allowing ample space for dining furniture. French doors lead to the side elevation and door opens to the utility room.

KITCHEN

5.03 x 2.70 (16'6" x 8'10")

The kitchen is fitted with a range of wall mounted and floor based units with worktop, 1 ½ bowl stainless steel sink with drainer grooves located below the window to the rear, double oven, microwave and electric ceramic hob with extractor hood over. There is a breakfast bar area providing an informal dining area and open archway leads to the utility room.

UTILITY ROOM

3.00 x 1.49 (9'10" x 4'10")

The utility room is fitted with a washing machine, tumble dryer, dishwasher and freestanding fridge freezer, all of which are included in the sale. There is a window to the rear and door provides access to the side elevation.

BATHROOM

3.35 x 1.55 (10'11" x 5'1")

The bathroom is fitted with floor tiles and furnished with a WC, wash hand basin with storage below, bath with mains shower over enclosed by folding shower screen. Heated

towel rail, shaving point and window to the rear complete this room.

BEDROOM 1

4.42 x 2.69 (14'6" x 8'9")

The master bedroom is a double room located to the rear elevation. This room benefits from double wardrobes with mirrored sliding doors. Door leads to the en-suite.

ENSUITE SHOWER ROOM

3.33 x 1.59 (widest point) (10'11" x 5'2" (widest point))

This room is furnished with a WC and wash hand basin set within a vanity unit. There is a shower cubicle housing mains shower with wet wall surround. Window to the rear, heated towel rail and underfloor heating complete this room.

BEDROOM 2

3.65 x 2.98 (11'11" x 9'9")

Bedroom two is a double room, laid with carpet, with window to the front elevation. Fitted wardrobe with sliding mirrored doors provide good storage.

BEDROOM 3

3.38 x 2.97 (11'1" x 9'8")

The third bedroom is also a double room located to the front elevation, with fitted wardrobe. Carpet.



BEDROOM 4/STUDY

3.35 x 2.48 (10'11" x 8'1")

This room, which can be utilised as a fourth bedroom/study, benefits from wardrobe with mirrored sliding doors. Glazed double doors open into the conservatory.

CONSERVATORY

3.47 x 3.02 (11'4" x 9'10")

The bright and spacious conservatory enjoys pleasant views over the rear garden. This comfortable room provides an ideal space for relaxation and entertaining. Finished with tiled flooring and benefiting from French doors leading directly to the patio and garden.

HEATING

Air source heating system.

GLAZING

Double glazing.

PARKING

Off-street driveway parking. Detached double garage with power and light.

COUNCIL TAX BAND - F

EPC BAND - D

SERVICES

Mains water, drainage, electricity, television and telephone points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, blinds, integrated appliances, washing machine, tumble dryer, dishwasher and fridge freezer. Greenhouse.

VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463 251 200).







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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