

Services
Mains water, electricity, gas and drainage.

Extras
All carpets, fitted floor coverings, curtains, blinds, and white goods.

Heating
Gas central heating.

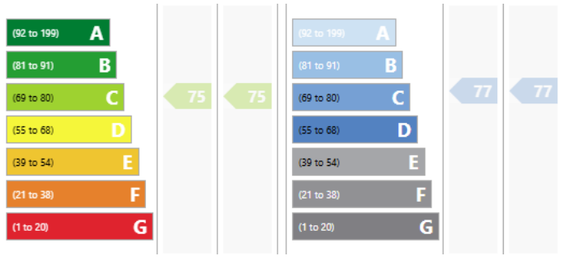
Glazing
Double glazed windows throughout.

Council Tax Band
E

Viewing
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £220,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

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HOME REPORT VALUATION £220,000

8 Drummond Court
Inverness
IV2 4JR

This two bedroomed, first floor apartment rests in the seldom available Drummond Court, and has the advantage of an allocated parking space, gas central heating and excellent storage provisions.

OFFERS OVER £210,000

The Property Shop, 20 Inglis Street,
Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Apartment
2 Bedrooms
1 Reception
1 Bathroom
Gas
Communal Garden
Allocated Parking



Kitchen



Kitchen


Bedroom One


Bedroom Two



Property Description

Set in the picturesque Drummond Court which features colourful shrubs, mature woodland and a tranquil pond, this immaculate first floor apartment rests in a convenient location with a countryside feel and enjoys multiple pleasing features including views to the rear elevation, an allocated parking space, double glazed windows and gas central heating. The property itself will appeal to a range of prospective buyers including professionals, buy to let investors, or those looking for a retirement property in a friendly community. Arranged over two floors, you enter the apartment via the right side elevation and are greeted with an entrance stairwell that houses a useful storage cupboard and leads to the first floor landing, which has a further cupboard and loft access. From the landing, there are doors leading to both bedrooms, the bathroom and the bright and airy lounge/dining area. This generous and welcoming space is the perfect spot for relaxing, dining and entertaining, whilst being able to take in the lovely views of the grounds that can be enjoyed from the large picture window. The front facing kitchen is accessed from here and is well appointment with a small breakfast bar, a 1 ½ sink drainer with mixer tap, ample mounted cabinetry and worktop space, all complimented by splashback tiling. The gas hob, extractor fan, electric oven, dishwasher and fridge-freezer are all integrated, and there is a free-standing washing machine which is included in the sale price. Both bedrooms have the benefit of the fitted wardrobes with mirrored sliding doors, with the principal bedroom having two windows, giving the room a warm and cosy feel. Lastly, the fully tiled bathroom is a light and fresh room which comprises a four piece suite including a wash hand basin, WC, a bidet and a bath with shower over. Viewing of this attractive apartment comes highly recommended, as it will make it an ideal purchase for those looking for a quality property in desirable location.

Outside, the apartment sits within attractive grounds which have colourful shrubs, a small seating area and is partially enclosed by walling and woodland. Lovely walks can be enjoyed throughout the grounds all year round. There is an allocated parking space to the front of the property and a secure external store to the rear elevation.

The property is located in the popular Drummond area of the city and is within walking to the local pharmacy, hairdresser and general store. Bellfield Park, the Ness Islands, Eden Court Theatre and Inverness Leisure Centre are all just a short distance away. There is a regular bus service to the city centre, including a Sunday service. The city centre provides an extensive choice of shopping, leisure and recreational activities associated with city living.







Rooms & Dimensions

Entrance Hall

Landing

Bedroom Two

Approx 2.89m x 3.26m

Bathroom

Approx 2.59m x 1.89m

Lounge

Approx 4.18m x 5.81m

Kitchen

Approx 2.86m x 2.78m

Bedroom One

Approx 3.20m x 3.58m





8 Drummond Court, Inverness, IV2 4JR