



**31 Drumossie
Avenue, Drakies,
Inverness, IV2 3SJ**

**Offers Over
£275,000**



- Spacious detached villa in popular location
- Sought after Drakies Primary catchment area
- Ideal for families or first-time buyers
- Lounge/diner, kitchen, sunroom, 3 bedrooms, bathroom
- Enclosed garden, garage, driveway for 3 cars
- EPC Band C

An excellent opportunity to purchase this spacious detached family home in the sought-after Drakies area of Inverness. Situated within a desirable and well-established residential neighbourhood, the property offers generous accommodation throughout making it an ideal choice for family living. The spacious lounge, complete with an attractive fireplace and surround, provides an ideal setting for relaxation and entertaining, while the adjoining dining room creates a wonderful space for family meals and social gatherings. A hatch connects the dining room to the kitchen, enhancing the sense of space and convenience. The kitchen offers ample storage and workspace, making it well-equipped for everyday use, there is an integrated double oven and gas hob along with free standing washing machine, dishwasher and fridge/freezer which are all included in the sale. Extending from the dining area is a delightful sun room, flooded with natural light and providing an additional reception space that can be enjoyed throughout the year. Patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living and making it the perfect spot to relax. Upstairs, the property benefits from three well-sized bedrooms, two with fitted wardrobes the family bathroom with separate shower completes the accommodation. Externally, the property enjoys a private rear garden finished with chippings, while the front garden is laid to lawn and enhanced by mature shrubs. Ample off-street parking is available, with space for up to three vehicles, complemented by a large garage and a useful garden shed providing excellent additional storage. There is double glazing and gas central heating throughout.

LOCATION: The property is situated within the sought after Drakies area of Inverness. Drakies is a popular family area and is located within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. Primary school children would attend Drakies Primary School and secondary school children would attend Millburn Academy. There is a regular bus service into the centre routed nearby. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric ovens, extractor, fridge/freezer, washing machine and dishwasher.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

COUNCIL TAX: Band E

TENURE: Freehold.

FLOOR AREA: 96m²

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge/Dining Area

11'3" x 25'5" (3.43 x 7.75)

Kitchen

8'7" x 10'9" (2.63 x 3.30)

Sunroom

18'2" x 7'8" (5.56 x 2.34)

Bedroom 1

3'10" x 11'8" (1.18 x 3.57)

Bedroom 2

10'2" x 6'8" (3.12 x 2.05)

Bedroom 3

9'3" x 9'3" (2.83 x 2.82)

Bathroom

5'6" x 7'9" (1.7 x 2.37)







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GROUND FLOOR

1ST FLOOR

