

# 62 Drummond Road

Drummond Inverness, IV2 4NU

**Fixed Price £265,000**





## Overview

- Spacious semi-detached villa in prime location
- Sought after Lochardil Primary catchment area
- Lounge, kitchen, dining room, 3 double bedrooms, family bathroom
- Enclosed garden, detached garage, drive with parking for 3 cars
- Ideal for first time buyers and families alike
- EPC band C



## Description

An excellent opportunity to purchase this spacious semi-detached villa, located in the highly sought-after Drummond area of Inverness. This attractive three-bedroom home offers generous living space in a prime position, making it ideal for first-time buyers or families looking for comfort and convenience. On the ground floor, the property features a bright and welcoming lounge with a gas fire and surround, alongside a spacious kitchen with ample storage and worktop space. The kitchen is fitted with an integrated electric oven, gas hob, extractor, and includes a freestanding washing machine and dishwasher, with space provided for a fridge/freezer. A breakfast bar offers a spot for casual dining, while a separate dining room provides the perfect setting for more formal occasions. Upstairs, there are three well-proportioned bedrooms and the family bathroom. The home benefits from double glazing and gas central heating throughout, ensuring comfort and efficiency. Set within a generous plot, the property comes with a driveway with space for 3 cars, a garage, and an enclosed garden with a patio and lawn offering both practicality and outdoor enjoyment.



## Room Dimensions

**Lounge** (14' 8" x 14' 11") or (4.47m x 4.54m)

**Kitchen** (11' 11" x 9' 11") or (3.63m x 3.01m)

**Dining Room** (9' 2" x 8' 4") or (2.79m x 2.55m)

**Bedroom 1** (11' 1" x 13' 4") or (3.37m x 4.06m)

**Bedroom 2** (13' 6" x 8' 9") or (4.11m x 2.67m)

**Bedroom 3** (10' 0" x 10' 0") or (3.05m x 3.06m)

**Bathroom** (7' 7" x 4' 9") or (2.32m x 1.45m)





#### Services

Mains gas, mains electricity, mains water, mains drainage

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include gas hob, electric oven and extractor fan, free standing washing machine and dishwasher.

#### Council tax

Band D

#### Floor Area

93m<sup>2</sup>

#### Tenure

Freehold

#### Entry

By mutual agreement

#### Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.



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