



**23 Drummond  
Crescent,  
Drummond,  
Inverness,  
Highland, IV2  
4QR**

**Offers Over  
£510,000**



- Spacious detached cottage in sought after Drummond area
- Beautifully presented, walk in condition
- Lounge, family room, large open plan kitchen/diner
- 5 double bedrooms, 2 ensembles, family bathroom
- South/west landscaped gardens, large driveway
- EPC Band E

Rarely available, this detached 1940s cottage sits in the highly sought after Drummond Crescent area of Inverness. Sympathetically extended and beautifully upgraded, it now offers an exceptional family home with generous proportions and superb entertaining space. The substantial lounge is flooded with natural light thanks to triple aspect windows and French doors opening onto both the front and rear gardens. An elegant archway leads through to the cosy family room, complete with a multi fuel stove. The impressive L shaped open plan kitchen and dining room also enjoys triple aspect windows and French doors to the front garden, creating a bright and welcoming hub of the home. The quality kitchen features a Rangemaster gas range and coordinating Rangemaster fridge/freezer, while the spacious dining area easily accommodates a large table with seating for eight. Deceptively spacious, the property offers five double bedrooms, two of which are located on the upper floor and benefit from modern ensuite shower rooms. The stylish family bathroom includes a freestanding footed bath and a separate shower cubicle. The home is fully double glazed and benefits from oil fired central heating, supplemented by the multi fuel stove in the lounge. The gardens have been thoughtfully landscaped, with a wraparound patio providing the perfect spot to enjoy the sun throughout the day. A lawned area with a shed offers additional outdoor space. The substantial detached garage can accommodate up to four vehicles and is equipped with power, lighting, and an electric door. The loc blocked driveway provides parking for approximately six cars.

Drummond Crescent is a sought after address, just off Island Bank Road and a short distance from the River Ness and Ness Islands. The property is in an ideal location for easy access into Inverness city centre. The city centre offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Other facilities close by include Eden Court Theatre, Bught Park and the Inverness Aquadome. Excellent Schooling is available at Holm Primary and Inverness Royal Academy. Inverness College and The University of the Highlands & Islands offers opportunities in further education.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. All curtains, poles and window blinds. Integrated appliances including dishwasher, washing machine and extractor hood. Rangemaster gas and electric range and Rangemaster fridge/freezer. Garden shed.

Services: Mains electricity, water and drainage. Oil tank. Satellite, telephone and Broadband.

Council Tax: Band E

Tenure: Freehold.

Floor Area: 201m2

Entry: By mutual agreement.

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

#### Lounge

24'5" x 15'7" (7.44 x 4.74)

Lounge

#### Family Room

15'0" x 14'8" (4.57 x 4.47)

Family Room

#### Kitchen

22'10" x 10'6" (6.96 x 3.21)

Kitchen

#### Dining Room

21'3" x 11'7" (6.47 x 3.53)

Dining Room

#### Bedroom 4

11'9" x 9'3" (3.59 x 2.81)

Bedroom 4

#### Bedroom 5

11'9" x 9'3" (3.59 x 2.81)

Bedroom 5

#### Principal Bedroom

19'0" x 13'1" (5.78 x 4.00)

Principal Bedroom

#### Principal Bedroom En Suite

8'0" x 5'9" (2.45 x 1.75)

Principal Bedroom En Suite

#### Bedroom 2

12'10" x 10'4" (3.90 x 3.14)

Bedroom 2

#### Bedroom 2 En Suite

5'10" x 5'6" (1.77 x 1.68)

Bedroom 2 En Suite

#### Bedroom 3

12'11" x 11'3" (3.94 x 3.42)

Bedroom 3

#### Bathroom

8'4" x 7'4" (2.55 x 2.23)

Bathroom

\*\*\*weekend spotlight\*\*\*







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