



5 DRUMMOND PLACE INVERNESS IV2 4JT

Bright & Spacious Detached
5 Bedroom Villa

- Hall
- W.C.
- Lounge
- Dining Room
- Office
- Kitchen /
Breakfasting room
- Utility Room
- 5 Bedrooms (1
En-suite bathroom
& Dressing Room)
- Shower Room
- Gas Central heating
- Double Glazing
- Security Alarm
- Double Garage
- Large Private
Garden
- EPC Band - D



DESCRIPTION

This substantial detached villa offers bright and spacious accommodation, ideal for the growing family. In good order throughout, the lounge is nicely proportioned appreciating an attractive gas fire in marble and wood surround. The kitchen is well fitted with quality units incorporating integrated appliances and table with a separate dining room providing for more formal occasions. All of the bedrooms are a good size with the master suite enjoying en-suite bathroom and dressing room. Benefiting from gas central heating, double glazing and security alarm system, there is a double integrated garage and the driveway accommodates ample off-road parking. The rear garden is well established and offers a large private haven, which really has to be seen to be appreciated. Viewing is highly recommended.



LOCATION

The property is situated in an exclusive small cul-de-sac, set off the main thoroughfare within a sought after residential area. Primary school children would attend nearby Lochardil school, with older children going to Inverness Royal Academy (also within easy reach). There is a general store within walking distance on Morven Road with a further shop at Culduthel. The city centre is approximately 2 miles away and there is a regular bus service.



DIRECTIONS

From Inverness Town Hall travel along Castle Street, continuing straight on at the top of the hill in to Culduthel Road. At the traffic lights turn right into Drummond Road and follow the road along for some distance. The turn off into Drummond Place is opposite Drummond School.



ACCOMMODATION

GROUND FLOOR

HALL

Door with opaque glazed side panel from the garden opens to the hallway. Telephone point. Cupboard with hanging rail and shelf. Under-stair cupboard housing electric consumer unit. French doors to the lounge. Doors to dining room, office, kitchen and w.c.

W.C. **1.88m x 1.00m (6'2" x 3'3")**

Fitted with a w.c. and small corner wash hand basin.

LOUNGE **5.62m x 4.20m (18'5" x 13'9") at longest & widest**

Set to the rear of the property, this is a bright and nicely proportioned room with both patio doors and window to the lovely and private rear garden. The gas fire is inset into marble with a wooden surround providing an attractive focal point. Television aerial point. French doors to both hall and dining room.

DINING ROOM **4.20m x 2.79m (13'9" x 9'2")**

This room is again set to the rear with patio doors opening into the private garden. Door to hall and French doors to lounge.

OFFICE **3.29m x 2.28m widens to 2.88m (10'10" x 7'6" - 9'5")**

Set to the front of the property with window overlooking the driveway. Two telephone points.

KITCHEN / BREAKFASTING ROOM **5.21m x 2.79m (17'1" x 9'2")**

Fitted with wood fronted base and wall units incorporating Neff double electric oven and gas hob with extractor hood above. Integrated fridge freezer and dishwasher. Window to side and further window overlooking the garden to the rear. Fitted breakfasting table. Doors to the hall and utility room.

UTILITY ROOM **2.89m x 1.71m (9'6" x 5'7") at longest & widest**

Base unit incorporating stainless steel sink with drainer. Plumbed for a washing machine and space for further under counter appliance. Door with opaque glazed panel to the garden and window also to the side.

Door to garage.

FIRST FLOOR

The staircase with banister leads up from the hall to the LANDING. Arched window to the front. Hatch to loft space. Door to the shelved cupboard housing hot water tank. Door to shower room and bedrooms.

MASTER BEDROOM SUITE

DRESSING ROOM **2.61m x 1.59m (8'7" x 5'9")**

A door from the landing opens into the dressing room, which in turn leads into the master bedroom. Triple mirrored doors open to a fitted wardrobe with hanging rail and shelf.

BEDROOM **5.40m x 4.41m (17'9" x 14'6") at widest**

Spacious room, set to the front with windows overlooking the garden and beyond to trees. Telephone point. Door to en-suite.

EN-SUITE BATHROOM **3.00m x 2.58m (9'10" x 8'6") at longest and widest**

Fully tiled room fitted with a pale pink suite incorporating corner bath with shower attachment, wash hand basin, bidet and w.c. Opaque window to the side.

SHOWER ROOM **3.00m x 2.38m (9'10" x 7'10")**

This is a fully tiled room fitted with a pale grey suite incorporating large shower cubicle, wash hand basin, w.c. and bidet. Opaque window to the side.

BEDROOM 2 **4.20m x 4.11m narrows to 3.41m (13'9" x 13'6" - 11'2")**

Large double room, set to the rear with window enjoying the private aspect over the garden. Two double fitted wardrobes.

BEDROOM 3 **4.41m x 3.41m (14'6" x 11'2")**

This is a large double room, set to the rear with window enjoying the private aspect over the garden. Double fitted wardrobe. Telephone point.

BEDROOM 4 **3.42m x 2.62m (11'3" x 8'7")**

This is a double room, set to the rear with window enjoying private aspect over the garden. Double fitted wardrobe.

BEDROOM 5 **3.30m x 3.01m narrows to 2.40m (10'10" x 9'11" - 7'10")**

Set to the front of the property with recessed window overlooking the garden to trees beyond. Door to cupboard with shelf.





INTEGRATED DOUBLE GARAGE

5.45m x 5.37m (17'11" x 17'7")

Large up and over door opens to the driveway at the front of the property. Pedestrian door with single glazed panel to the side garden. Power and light. Lined walls. Wall mounted heating boiler. Door to utility room.

GARDEN

The garden to the front is laid to grass with a multitude of mature trees planted. The tarred driveway allows good off-road parking and is bordered by loc block paving. A gate to the side accesses the side garden. A path to the side is bordered to either side with gravel and leads to the large rear garden. The garden to the rear is laid mainly to grass with large paved patio. Mature trees and an abundance of bushes and flowers planted. Clever use of trellising conceals the rotary clothes dryer and shed.. A wooden bridge crosses over the slow moving burn to a further large area of garden ground beyond. This section is laid mainly to grass with mature trees and is bordered by water. The rear garden is a lovely private area, superb for entertaining or just enjoying on a warm summer's evening.

HEATING

The subjects benefit from gas central heating.

GLAZING

The exterior windows and doors are fully double glazed with the exception of the glazed panel in the door from the garage to the garden.

EXTRAS

The fitted floor coverings, some blinds, double oven, hob and extractor hood, integrated fridge freezer and dishwasher are included in the sale price.

COUNCIL TAX

The current Council Tax band on this property is band G. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 to arrange an appointment to view.

REF: JD.LFB

E-MAIL: lburns@solicitorsinverness.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	62	67	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions



YORK HOUSE, 20 CHURCH STREET, INVERNESS
TELEPHONE 01463 253911 www.propertyinverness.com

THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

