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Kingston
15 Drummond Road
Inverness
IV2 4NB

NEW REDUCED PRICE



Rare opportunity to purchase a detached four bedroom villa that retains many of its original features located close to the city centre in the popular Drummond area of Inverness. *Accommodation:* entrance vestibule, entrance hall, lounge, dining room, family room, garden room, kitchen/breakfast room, laundry room, utility room, a rear vestibule, boot room, wc, four bedrooms, shower room and a family bathroom. The property sits on a generous plot, has a detached timber garage, a greenhouse and a driveway that surrounds the property. Burglar alarm.

Offers Over £415,000

HSPC Reference: 46730

The Property Shop

47 Church Street, Inverness

Telephone: 01463 225533 Fax: 01463 225165

e-mail: property@munronoble.com





PROPERTY

Kingston is a four bedroom detached villa located on the popular Drummond Road which is within walking distance of Inverness city centre. The property has well proportioned accommodation spread over two floors that is well proportioned and retains many of its original features including fireplaces, cornicing and picture rails. The ground floor accommodation consists of an entrance vestibule, an entrance hall from which the lounge, dining room, kitchen/breakfast room and the family room can all be accessed. From the family room a garden room can be accessed and from the kitchen/breakfast room is a laundry room, a utility area and the rear vestibule from which boot room and the wc can accessed. On the first floor of the property are four bedrooms, a shower room and the family bathroom. Kingston has a burglar alarm, a combination of gas radiator central heating and electric storage heating and the windows are of mixed glazing. The gardens extend to all elevations and there is a gravelled driveway that surrounds the property and provides ample space for off-street parking for a number of vehicles. Situated in the rear garden are a large timber shed and a greenhouse. Kingston could make an excellent family home and viewing of the property is highly recommended to fully appreciate the size of the accommodation on offer.



LOCATION

The Drummond district is within an established area of Inverness and the property itself is located on the main part of Drummond Road just off Culduthel Road. Local amenities include Lochardil Hotel, a general store, hairdressers, and primary and secondary schooling. A bus service runs from Drummond Road into the city centre and to Inverness Airport.

GARDENS

Kingston has gardens to all elevations and a gravel driveway that surrounds the property. To the front elevation there is an area laid to grass and some flowerbeds which are planted with mature plants and shrubs. The rear garden again has an area laid to lawn and is well stocked with mature shrubs and trees and there are a number of flowerbeds and vegetable beds. Located in the rear garden is a detached timber garage and also a greenhouse.



GENERAL DESCRIPTION

Double storm doors open onto the entrance vestibule.

ENTRANCE VESTIBULE

Approx 2.06m x 0.88m

The entrance vestibule has a glazed door with glazed panels to either side that gives access to the entrance hall.

ENTRANCE HALL

The entrance hall is carpeted, has two radiators and doors that give access to the dining room, lounge, family room, kitchen/breakfast room, a cloak room and a storage cupboard. Carpeted stairs rise from the entrance hall to give access to the first floor of the property.

DINING ROOM

Approx 4.72m x 5.67m *These measurements are taken into the bay window.*

The dining room has Parquet flooring, a radiator and a bay window to the front elevation. A feature of the dining room is the wooden mantelpiece which has a tiled hearth and insert in which is situated a gas fire. From the dining room there is a door that gives access to the kitchen/breakfast room.

LOUNGE: Approx 5.66m x 4.69m *These measurements are taken into the bay window.*

The carpeted lounge has a radiator, a bay window to the front elevation and has a wooden fireplace with tiled hearth and insert. On either side of the fireplace there are alcoves.

FAMILY ROOM: Approx 3.33m x 4.52m

The carpeted family room has a living flame gas fire situated within a wooden mantelpiece with tiled hearth and insert. The family room has two windows to the side elevation, a radiator and a glazed door through to the garden room.

GARDEN ROOM:

Approx 4.58m x 5.40m
The garden room has two radiators and an electric storage heater. It is carpeted and is a double aspect room having windows to both rear and side elevations that take in the views over the rear garden. The rear garden can be accessed via a glazed door.

**KITCHEN/
BREAKFAST ROOM:**

Approx 3.21m x 4.09m
The kitchen/breakfast room has vinyl flooring and comprises wall and base mounted units with worktops and complementary splashback tiling. There is a stainless steel sink drainer and plumbing for a dish washer. There is an integral electric oven and grill, a five ring gas hob with an extractor hood over and the kitchen provides ample space for informal dining. The kitchen also has two larder cupboards, an electric storage heater and a window to the rear elevation. From the kitchen there is a doorway through to the laundry room.





LAUNDRY ROOM: Approx 2.96m x 1.53m

The laundry room has vinyl flooring, a radiator and a window to the side elevation. This room has wall and base mounted units with worktops and there is a stainless steel sink. There is plumbing for a washing machine. a door that gives access to the utility area and a further door that gives access to the rear vestibule.

UTILITY ROOM: Approx 1.70m x 2.59m

The utility area has vinyl flooring, a skylight to the rear elevation and has space for further appliances.

REAR VESTIBULE: Approx 1.21m x 2.02m

The rear vestibule has been fitted with vinyl flooring and has doors that give access to a boot room, a wc and a further door that gives access to the rear garden.

BOOT ROOM: Approx 2.63m x 2.03

The boot room has a window to the rear elevation and has been fitted with open shelving and storage cupboards.

WC: Approx 0.95m x 1.91m

The wc has vinyl flooring and comprises a wc and a wash hand basin. There is a radiator and a window to the side elevation.

LANDING

Carpeted stairs rise from the entrance hall to give access to the carpeted landing with the half landing having a double window to the rear elevation. The landing itself has been fitted with Parquet flooring, has an electric storage heater and doors that give access to all four bedrooms, a shower room, a family bathroom and a storage cupboard from which there is a ladder access up to the floored loft.

BEDROOM ONE: Approx 4.60m x 4.04m

The master bedroom has parquet flooring, a window to the front elevation and a door that gives access to a storage cupboard. A feature of the master bedroom is the open fireplace which has a wooden mantelpiece.

BEDROOM TWO: Approx 4.02m x 4.52m

Bedroom two has Parquet flooring and is a double aspect room having windows to the both front and side elevations. Bedroom two has an open fireplace with wooden mantel

and tiled hearth and there is a door that gives access to a storage cupboard.

BEDROOM THREE: Approx 4.57m x 3.55m

Bedroom three is a double aspect room having windows to both rear and side elevations. It has been fitted with Parquet flooring and has an open fireplace. There is a door that gives access to a storage cupboard.

BEDROOM FOUR: Approx 2.35m x 2.75m

Bedroom four has Parquet flooring, a wall mounted electric fan heater, a window to the front elevation, a fitted wardrobe and further fitted furniture. This room is currently being used as a study/guest room by the current owner.

SHOWER ROOM: Approx 3.37m x 2.39m

The recently fitted shower room has an electric towel rail and a window to the rear elevation. The shower room has vinyl flooring and comprises a wc, a bidet, a tiled shower cubicle with an oversized tray and a fitted wash hand basin. There is fitted storage and the walls of this room have been partially tiled with complementary tiling.

FAMILY BATHROOM: Approx 2.01m x 2.22m

The modern family bathroom has vinyl flooring, a fitted wash hand basin with storage under, a wc and a bath with shower over. The walls of this room have been partially wet walled, there is an electric bar heater, an electric towel rail and a window to the rear elevation.

SERVICES: Mains water, electricity, gas and drainage.

GLAZING: Mixed glazing.

HEATING: Combination of gas radiator central heating and electric storage heating.

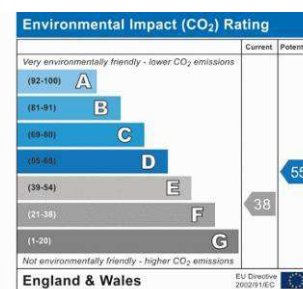
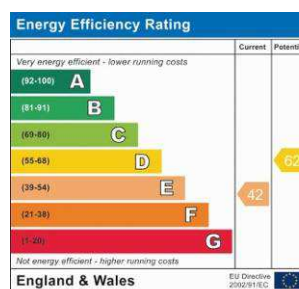
ENTRY: By mutual agreement.

VIEWING: Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

EXTRAS: TBC

HOME REPORT: A Home Report is available for this property.

POSTCODE: IV2 4NB



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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