



1 DRUMFIELD ROAD HOLM MILLS INVERNESS IV2 4XH

Well Presented 3 Bedroom Semi-Detached Bungalow

- Hall
- Lounge
- Kitchen/Dining Room
- 3 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Garden
- Detached Garage
- EPC Band - D





DESCRIPTION

This attractive semi-detached bungalow has been well maintained and is in good decorative order throughout. The lounge which is pleasantly set to the rear of the property appreciates direct access to the garden. The kitchen is nicely equipped and enjoys ample space for a table and chairs. All three bedrooms are well proportioned with two benefiting from fitted wardrobes. There is a neat easily maintained garden to the front and rear whilst the driveway, which allows for off street parking leads to the detached garage. Viewing recommended.

LOCATION

The property is situated in the quiet Holm Mills residential area of Inverness, approximately 2.5 miles from the city centre. Primary school children would attend Holm School, which is a short distance away and secondary pupils would attend Inverness Royal Academy. There is general store for day to day necessities within walking distance whilst a Tesco Store with filling station is also in easy reach. A regular bus service connects the area to the city centre.



DIRECTIONS

From the city centre go along Island Bank Road (B862) and continue straight on into Dores Road passing the Pringles Woollen Mill on the right. Take a left into Drumfield Road and No 1 is immediately on your left.



ACCOMMODATION

Steps lead to a Covered Entrance.

HALL

3.73m x 1.45m (12'3 x 4'9)

Spacious hall with doors accessing all the accommodation. Door to cupboard with shelving. Hatch to loft.

LOUNGE

4.91m x 3.35m (16'1 x 11'0)

Pleasantly set to the rear of the property with window overlooking the garden. The feature open fire with inset electric fire provides a pleasing focal point. Door to garden.

KITCHEN/DINING ROOM **4.17m x 2.57m and 1.48m x 0.82m (13'8 x 8'5 and 4'10 x 2'8)**

Dual aspect room with windows and side and rear. Fitted with wall and base units. Slot in cooker and extractor. Washing machine. Fridge/freezer. Space for table and chairs. Central heating boiler. Door to shelved cupboard. Concealed fuse box and electricity meter.

BEDROOM 1

4.50m x 2.68m (14'9 x 8'10)

Situated to the front with window overlooking the garden. Fitted wardrobe with shelf and hanging rail.

BEDROOM 2

3.58m x 2.43m (11'9 x 8'10)

Window to front overlooking the garden. Fitted wardrobe with shelf and hanging rail.

BEDROOM 3

3.58m x 2.34m (11'9 x 7'8)

Presently used as a Sitting Room with window to front the overlooking garden. Arched recess with deep display ledge and cupboards below.

SHOWER ROOM

2.44m x 1.60m (8'0 x 5'3)

High opaque window to side. Suite comprising WC, wash hand basin and shower cubicle with Triton shower. Narrow fitted unit with shelving and cupboard below.



GARAGE 5.53m x 2.61m (18'2 x 8'7)
Up and over door. Power and light. Shelving.

GARDEN

The front garden is laid to grass with an array of colourful planted borders. A driveway to the side of the property leads to the detached garage. Water tap. To the rear, the garden is again laid to grass with neat, well stocked flower beds. Gravelled area. Greenhouse. Clothes drying poles.

HEATING

The property benefits from gas central heating.

GLAZING

The subjects benefit from double glazing (with the exception of the window and door in the lounge which are single glazed).

EXTRAS

All fitted carpets and floor coverings, blinds and some curtains, washing machine, fridge/freezer, cooker and extractor hood are included in the asking price.

COUNCIL TAX

The current Council Tax band on this property is band D. 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

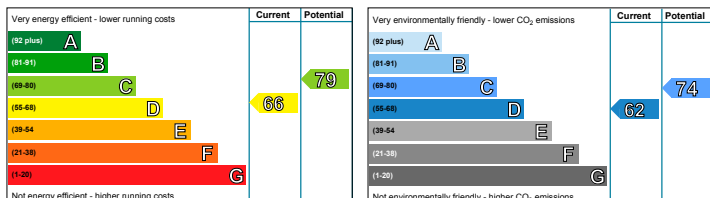
By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert on 01463 253911 for appointment to view.

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED. Tel: (01463) 236123. Fax: (01463) 711083 Email: Tlyon@solicitorsinverness.com



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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.

