

# Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



## LOCATION

**MYRTLE BANK, 17 DRUMMOND ROAD,  
INVERNESS, IV2 4NB**

## ACCOMMODATION

VESTIBULE, INNER HALL, LOUNGE, DINING ROOM, SITTING ROOM, KITCHEN, UTILITY/ SHOWER ROOM, REAR HALL, WC, LANDING, 4 BEDROOMS, BOXROOM & BATHROOM. SINGLE GLAZED SASH & CASE WINDOWS. GAS CENTRAL HEATING. DETACHED SINGLE WOODEN GARAGE. GARDENS TO FRONT AND REAR. DRIVEWAY.

## DESCRIPTION

Rare opportunity to purchase a substantial 4 bedroom detached villa retaining its character and charm with many beautiful original features throughout and located in the highly sought after Drummond location close to the city centre.

## PRICE

**Fixed Price £380,000**

## HSPC REF NO

55958

## VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF

Tel: (01463) 723500 • Fax: (01463) 230743

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#### **LOCATION**

Situated in the desirable and established Drummond district of Inverness, the property is conveniently situated for a large number of local amenities with hotels, nurseries and primary schooling nearby. Secondary education is available at Inverness Royal Academy. The city centre is within easy walking distance and there is also a regular bus service.

#### **DIRECTIONS**

From Inverness city centre, proceed up Castle Street passing through two sets of traffic lights into Culduthel Road. Carry along Culduthel Road until you reach a third set of traffic lights where you turn right into Drummond Road. Number 17 is along on the left (identified by our for sale sign), 2 houses before the turning into Burn Road.

#### **ACCOMMODATION**

##### **ENTRANCE VESTIBULE 7'00" x 3'09" (2.13m x 0.94m)**

Double wooden exterior doors lead into the vestibule. Laminate flooring. Cupboard housing meter and fuse box. Half glazed wooden door opening to the Inner Hall.

##### **INNER HALL 7'00" x 20'06" (2.13m x 6.11m)**

Carpet. Radiator. Central heating control panel. Smoke detector. Doors to Lounge, dining room, sitting room and rear hall.

##### **LOUNGE**

##### **14'06" x 29'04" into bay window (4.29m x 8.86m)**

This impressive double aspect room with beautiful original features is bright and spacious and set to the front of the property with large bay window overlooking the front garden; curtains and pelmet fitted. Window also to the side; curtains and roller blind fitted. There is an electric fire set in a decorative slate hearth. Two radiators. Telephone point. Carpet.

##### **DINING ROOM**

##### **14'05" x 18'09" into bay window (4.29m x 5.51m)**

Also set to the front, this generous family dining room appreciates the same original features and large bay window overlooking the front garden; curtains and pelmet fitted. Gas fire set in wooden surround with tiled hearth. Two shelved storage cupboards. Radiator. Television aerial point. Carpet.



##### **SITTING ROOM 10'02" x 14'06" (3.05m x 4.29m)**

Window to the side with secondary glazing. There is a gas fire set in a marble surround which provides a pleasing focal point. Radiator. Shelved storage cupboard. Television aerial point. Carpet.



**REAR HALL** **3'07" x 12'04" (0.94m x 3.67m)**

Opaque double glazed door to rear garden. Coathooks. Vinyl flooring. Doors to utility/shower room, wc and kitchen.

**WC** **3'08" x 6'10" (0.94m x 1.86m)**

Fitted with a wc and wash hand basin. Opaque window to the rear; curtain fitted. Radiator. Vinyl flooring.

**UTILITY/SHOWER ROOM**

**9'10" x 5'02" (2.77m x 1.53m)**

Recessed window to side; curtain fitted. Wash hand basin. Shower enclosure with electric mira shower fitted. Radiator. Wall mounted electric heater. Plumbing for washing machine. Vinyl flooring.

**KITCHEN (DIVIDED IN TWO SECTIONS)**

**6'09" x 6'09" (1.86m x 1.86m)**

Fitted with wall and base units with worktop space and tiling above and incorporating a one and a half bowl stainless steel sink with mixer tap and drainer. Space for under counter white goods. Dishwasher. Cooker with gas hob, grill and oven. Window to side; venetian blind fitted. Vinyl flooring.

**KITCHEN** **14'06" x 10'03" (4.29m x 3.06m)**

Fitted with a good selection of wall and base units incorporating shelving and display cupboards with worktop space above. Window to side; venetian blind fitted. Three shelved storage cupboards. Radiator. Telephone point. Carpet. Space for dining.

A carpeted staircase leads to the first floor (there is currently a stairlift in place which will be removed prior to sale). At the turn, stairs lead to the right giving access to bathroom, storage cupboard and walk-in cupboard. To the left, stairs lead to the landing which gives access to the 4 bedrooms and boxroom/study.



**WALK IN CUPBOARD** **9'0" x 5'02" (2.74m x 1.53m)**

Large built in wardrobe with shelving. Skylight. Loft access.

**BATHROOM** **11'11" x 11'04" (3.39m x 3.36m)**

Fitted with a coloured suite incorporating wc, wash hand basin with mirror, light and shaver point above and worktop to the side, bath and separate shower enclosure with mains shower. Window to rear; venetian blind fitted. Two eaves storage cupboards. Radiator. Carpet.



**LANDING** **9'09" x 7'07" (2.77m x 2.15m)**

Decoratively glazed ceiling window. Smoke detector. Doors to bedrooms and boxroom/study.

**BEDROOM 1** **12'01" x 14'07" (3.66m x 4.29m)**

Generous room set to the front of the property with window overlooking the garden; curtains fitted. Door to shelved storage cupboard. Decorative open fireplace with wooden surround. Carpet.



**BEDROOM 2** **14'08" x 12'02" (4.29m x 3.66m)**

Spacious room set to the front of the property with window overlooking the garden; curtains fitted. Door to shelved storage cupboard. Decorative open fireplace with tiled surround. Carpet.



**BEDROOM 3**      **14'06" x 12'02" (4.29m x 3.66m)**

Further double room set to the rear of the property with window overlooking the garden; curtains fitted. Door to storage cupboard. Decorative open fireplace with tiled surround. Carpet.

**BEDROOM 4**      **14'06" x 12'00" (4.29m x 3.66m)**

Further double room set to the front with window overlooking the garden; curtains fitted. Door to shelved storage cupboard. Decorative open fireplace with tiled surround. Carpet.

**BOXROOM/STUDY**      **7'01" x 7'05" (2.14m x 2.15m)**

Window to front; curtains fitted. Loft access. Carpet.

**DETACHED WOODEN GARAGE****9'10" x 17'09" (2.77m x 5.21m)**

Timber garage with double doors to front and door to the side. Power and light. Windows to the side and rear.

**GARDENS**

Entrance through double wrought iron gates to a stone chip driveway which leads up to the garage and front of the property. A high hedge to the front offers excellent privacy. The front garden is laid to lawn with a border of mature trees, shrubs and bushes. The stone chips continue to the side of the property to a drying area and on to the rear gardens.

The rear gardens have been landscaped with a fabulous variety of mature conifers, shrubs, bushes and trees and incorporates a carp pond (carp included). Entrance to air raid shelter which is where the pond filter controls are located. There is a garden shed which has power and light along with a further smaller shed.

**SERVICES**

Mains water, drainage and electricity. Telephone.

**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.

**EPC BAND E****ENTRY**

By mutual agreement.

**VIEWING**

Telephone the selling agents on 01463 723500.

**HOME REPORT**

A Home Report exists for this property and can be made available to interested parties.

**OFFERS**

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S., 5 Drummond Street, Inverness for the attention of Mr James Wotherspoon.

A closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

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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 (eg 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 is included in the sale.