

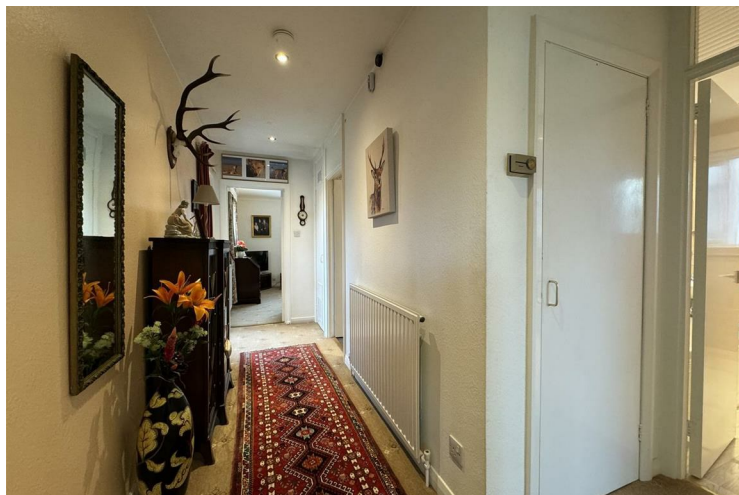
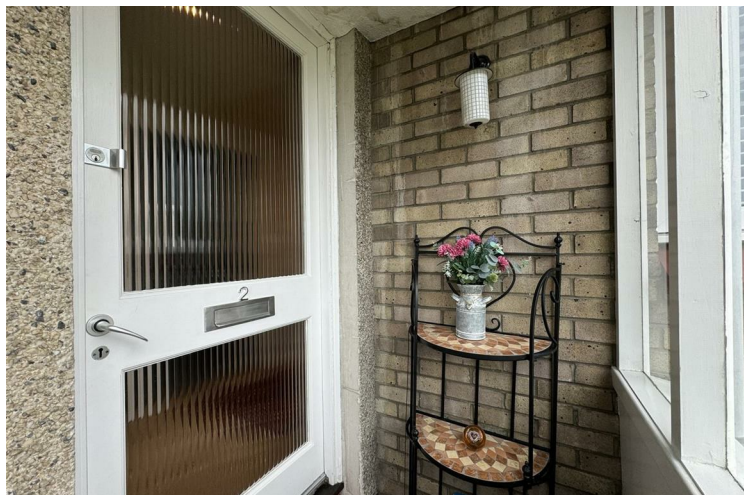


Innes & Mackay

WESTCROFT, 2 DRAKIES AVENUE, INVERNESS, IV2 3RW

- DETACHED BUNGALOW LOCATED IN THE SOUGHT AFTER DRAKIES AREA OF INVERNESS
- IMMACULATE CONDITION
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- CORNER PLOT WITH WELL MAINTAINED GARDEN
- DRIVEWAY PARKING AND DETACHED GARAGE
- DOUBLE GLAZING

OFFERS OVER
£235,000



PROPERTY DESCRIPTION

Ideally located in the popular and sought after Drakies area of the city, this immaculate three bedroom detached bungalow enjoys well-proportioned accommodation throughout. Sitting on a generous corner plot, this property benefits from well maintained gardens, off road parking and detached garage. Early viewing is recommend for this desirable property.

LOCATION

The property is situated in the popular residential area of Drakies, which is within walking distance of the city centre and close to Raigmore Hospital and Beechwood local business park. Local amenities include Inverness Golf Course, motel and bar, a petrol station and a general store, whilst large supermarkets, various shops, Bannatynes Health Club, the University Highland campus and a garden centre are a short distance away. Secondary school children attend Millburn Academy whilst primary school children would attend Drakies Primary School.

GARDENS

The gate to the front opens onto the paved pathway which leads to the front door. The garden to the front and side is laid to lawn and bordered with a variety of flowers and shrubs. The rear garden is enclosed with high fencing, providing a good degree of privacy. The rear is mainly laid to lawn and has an area laid with gravel with a greenhouse and seating area. Access is provided to the detached garage and driveway to the rear.

ENTRANCE PORCH

The porch has windows to side elevation and is floored with tiles. A door opens into the hallway.

HALLWAY

The hallway is laid with carpet and provides access to the lounge, kitchen, three bedrooms and bathroom. There are two cupboards providing ample storage and a hatch provides access to the loft space.

LOUNGE

5.14m x 3.91m (16'10" x 12'9")

The bright and airy lounge is laid with carpet and has



windows to the front and side elevations. A gas fireplace with wooden mantle and marble surround and hearth acts as a pleasing focal point of this comfortable room.

KITCHEN

3.73m x 2.06 (12'2" x 6'9")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, oven with gas hob and extractor hood, integrated microwave and fridge, stainless steel sink with drainer and wall mounted folding breakfast bar.

There is a window to the rear and access is provided to the rear porch. Tiled flooring completes this room.

REAR PORCH

2.22m x 1.51m (7'3" x 4'11")

The rear porch is laid with LVT flooring and provides access to the kitchen and utility room. There is a window to the rear elevation.

UTILITY ROOM

3.41m x 1.51m (11'2" x 4'11")

LVT flooring continues through to the utility room.

This room is fitted with a wall unit and worktop with ample space for appliances, stainless steel sink and electric shower cubicle. There is a window to the rear elevation.

BEDROOM 1

3.93m x 3.02m (12'10" x 9'10")

This good sized double bedroom is laid with carpet and has a large window to the rear garden, providing a good degree of natural light. This room also benefits from a double wardrobe with sliding door.

BEDROOM 2

3.57m x 3.03m (11'8" x 9'11")

The second bedroom is another well-proportioned double room, located to the rear. This bedroom is laid with carpet and also benefits from a double integral wardrobe.

BEDROOM 3/DINING ROOM

3.07m x 2.96m (10'0" x 9'8")

This double bedroom is currently utilised as a dining room. This room is laid with carpet and has a window to the front elevation.



BATHROOM

2.56m x 1.67m (8'4" x 5'5")

The bathroom is floored with LVT and furnished with a wash hand basin, WC, bath and wall mounted vanity unit. There is a window to the side elevation.

DETACHED GARAGE/PARKING

Driveway parking to the rear. Detached single garage.

GLAZING

Double glazing

HEATING

Gas central heating

EPC BAND - D

COUNCIL TAX BAND - E

SERVICES

Mains water, gas, drainage, electricity, television and telephone points.

EXTRAS INCLUDED

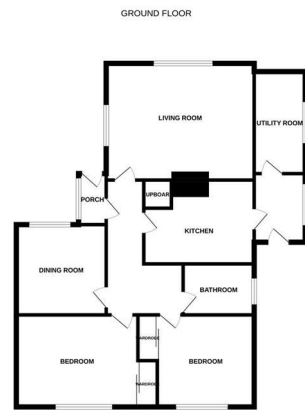
All fitted carpets, floor coverings, window fittings, light fittings, washing machine and freezer.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.







Information provided by the seller. The seller does not warrant the accuracy of the information. The information is provided for general guidance only and should not be relied upon. Potential buyers/tenants are advised to recheck the measurements.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
 Beechwood Business Park
 Inverness
 IV2 3BW

01463 251 200
 property@innesmackay.com
 www.innesmackay.com



Innes & Mackay