



40 Drumdevan Road, Inverness, IV2 4DD
Offers Over: £195,000

Situated in the popular Lochardil area of the City, this two bedroom, semi-detached bungalow is conveniently close to local facilities and Inverness City. The bungalow, which is in walk in condition with double glazing, gas fired central heating and open aspect to the front and off-street parking. With ample storage and well-proportioned rooms, this bright property represents an ideal home for a young family or someone looking to downsize.

Viewing is highly recommended to fully appreciate this delightful bungalow and highly desirable area.

The accommodation consists of: a hallway with three store cupboards and gives access to the attic which is predominantly floored and reached via a drop down ladder; a bright front facing lounge and dining area, with an electric fire providing a welcoming focal point; a well-appointed kitchen with a selection of base and wall mounted units, free standing electric cooker, space for washing machine and fridge freezer and door giving access to the rear garden; two good sized bedrooms, both with fitted wardrobes; recently refurbished shower room with WC, wash hand basin and free standing mains fed shower with forest head and body spray.

The front garden is mainly laid to lawn, while the fully enclosed rear garden is laid to lawn with a paved patio area providing an ideal venue for al fresco dining. The property also benefits from a shed providing outdoor storage. A driveway to the side of the property provides ample off-street parking.

The property is within walking distance of a general store which caters adequately for daily requirements. A supermarket, bar/restaurant and coffee shop are located a short distance away. A regular bus service to and from Inverness City Centre is also routed close by. Education is provided at Lochardil Primary School or Inverness Royal Academy, both of which are within walking distance.

Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.





Kitchen: 3.56 x 2.90

Lounge: 5.93 x 3.60

Bedroom 1: 3.21 x 2.98

Bedroom 2: 3.28 x 3.21

Shower Room: 2.09 x 2.00







Directions - From Inverness City, take Castle Street turning right onto View Place. Continue straight onto Haugh Road, continuing on Island Bank Road. Turn left onto Drummond Crescent and bearing right onto Stratherrick Road. Turn left onto Balnakyle Road then the fourth right onto Drumdevan Road. The property is further along on your right-hand side.

General - All light fittings, blinds and cooker are included in the asking price. The fridge freezer and washing machine can be made available by separate negotiation.

Services - Mains water, drainage, electric and gas.

Entry – By mutual agreement.

EPC: C

Council Tax – D

Reference – RC/JD/HANN0021/2

HSPC Reference – 61399

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