



Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, and selected curtains and blinds. A swinging seat pergola, garden shed and greenhouse.

Heating

Ground Floor: Gas central heating

First Floor: Electric panel heaters

Glazing

Double glazed windows throughout.

Council Tax Band

G

Entry

By mutual agreement.

Viewing

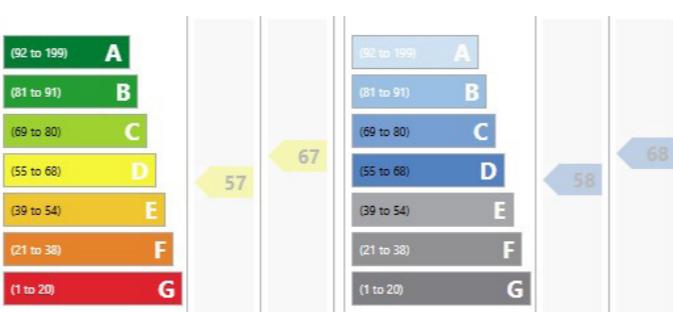
Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

Home Report

Home Report Valuation - £445,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

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.



24 Drummond Road

Inverness

IV2 4NF

This exquisite family home boasts four/five bedrooms, garden grounds, gas central heating, double glazed windows, and occupies a peaceful position.

OFFERS OVER £445,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

Property Overview



Detached Villa



4/5 Bedrooms



3 Receptions



Sunroom



2 Bathrooms



Gas/Electric



Garden



Off-Street
Parking

Ground Floor Bedroom One



Bedroom Three



Bedroom Four



Bedroom Five



Shower Room



Kitchen/Breakfast Room



Dining Room





Property Description

Nestled in the prestigious Drummond district of Inverness, and occupying a substantial plot, 24 Drummond Road is an impressive, four/five bedrooomed detached villa that offers an unparalleled blend of spaciousness and comfort that will appeal to families, whilst having the advantage a sweeping driveway, a glorious garden and a well placed sunroom. Dating back to circa 1930, the impressive accommodation is spread over two floors and retains a number of its original charming features including high ceilings, cornicing, deep skirtings, solid doors, and beautiful tiled flooring. It also boasts a security alarm system, gas central heating, double glazed windows and ample storage facilities. As you step inside, you are greeted with an inviting entrance porch, off which is the charming lounge and formal dining room. These double aspect rooms allow natural light to flood the space throughout the day, as well as both having multi-fuel stoves on Caithness Slate, perfect for cosy evening indoors and setting the stage for memorable meals. Down the hallway, there is a double bedroom with fitted storage, a sitting room/games room, which could be utilised as a further bedroom, and a deluxe bathroom which comprises a wet-walled shower cubicle with double shower head, a WC, vanity wash hand basin, and a beautiful free-standing copper bath adds a little bit of luxury to an already stunning room. The rear elevation houses the kitchen, a fantastic walk-in pantry, a useful utility room which has space for a washing machine and the sunroom which overlooks the garden. Providing ample storage with a number of wall and base mounted units, the attractive Ashely Ann kitchen has oak worktops, an island breakfast bar, a Belfast sink with mixer tap and a Rangemaster stove with splashback tiling. There is an integral dishwasher, and space for a fridge-freezer. The first floor comprises three, bright and airy double bedrooms, two which are double aspect, a shower room, and a large storage room.

Outside, keen gardeners will enjoy the attractive garden grounds which have been well maintained and surround the property. The front is laid to lawn and is enclosed by walling, blooming shrubs and mature trees, ensuring privacy. The gravel driveway offers sufficient parking and turning for vehicles, and to the side elevation can be found a neatly placed log store. The rear garden is secluded and a haven for al-fresco dining and soaking up the sunshine on the warmer months with its well positioned patio area. Sited here is a greenhouse, shed, and a swinging seat pergola. Overall, this gorgeous family home is in walk-in condition, and oozes style with its excellent finishes, making it an ideal purchase for those looking for a quality property in a seldom available location and early viewing is essential.



Bathroom



Sunroom



Rooms & Dimensions

Entrance Porch	
Approx 2.17m x 2.12m	
Entrance Hall	
Lounge	
Approx 3.95m x 4.73m	
Dining Room	
Approx 4.27m x 4.16m	
Ground Floor Bedroom	
Approx 3.63m x 4.28m	
Sitting Room/Games Room	
Approx 3.69m x 4.28m	
Bathroom	
Approx 2.73m x 2.73m	
Kitchen/Breakfast Room	
Approx 3.55m x 4.27m*	
Rear Hall	
Utility Room	
Approx 2.73m x 2.73m	
Sunroom	
Approx 3.65m x 3.25m	
Landing	
Bedroom Four	
Approx 3.25m x 5.36m	
Bedroom Three	
Approx 3.99m x 3.92m	
Bedroom Five	
Approx 2.65m x 4.33m	
Shower Room	
Approx 1.98m x 2.41m	

*At widest point

