

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

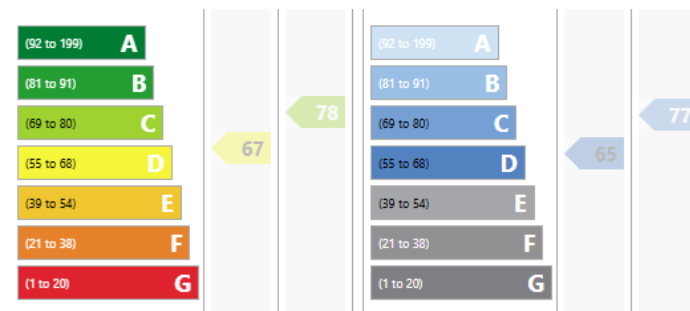
Entry

By mutual agreement.

Home Report

Home Report Valuation - £250,000

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.



53 Drumfield Road

Inverness

IV2 4XL

An immaculate three bedrooomed, detached bungalow with a detached garage and driveway, located in the well sought after area of Holm.

OFFERS OVER £248,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

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Property Overview



Detached Bungalow



3 Bedrooms



1 Reception



Conservatory



1 Bathroom



Gas



Garden



Garage

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge

Property Description

Viewing of 53 Drumfield Road is highly recommended to be able to appreciate the accommodation on offer, as well as the size of the corner plot it occupies. Located in the sought after area of Holm, this substantial three bedroomed detached bungalow will appeal to a variety of potential purchasers and offers a wealth of features including gas central heating, double glazed windows, a detached garage, off-street parking, and well-proportioned accommodation that is spread over one floor. Upon entering the property you are met with an entrance hall (with two storage cupboards and access to the loft), a bright and spacious lounge, a kitchen/diner, a conservatory with patio doors leading to the rear elevation and three double bedrooms all of which have fitted wardrobes. The sleek and stylish kitchen/diner provides space for a table and chairs, and comprises wall and base mounted units with worktops and splashback tiling, and a sink with mixer tap and drainer. The integrated goods include a washing machine, dishwasher, a fridge, an electric oven and hob with extractor hood over. The modern bathroom completes the accommodation and is fully tiled and fitted with a WC, a bathtub, a wash hand basin within a vanity unit and a shower cubical with mains shower. Externally, the property has a wraparound garden which is of low maintenance, as the front elevation is laid to gravel with a tarmac driveway, which in turn leads to the detached single garage which has power, lighting and a up and over door. The rear elevation is a generous size and is a combination artificial lawn and gravel. It is enclosed by walling and timber fencing, and a has well-placed patio area which is perfectly positioned to enjoy the sunshine. Sited here is a shed, which is included in the sale. The property is situated in the rarely available Holm district of Inverness. Holm Primary school is within close proximity, along with the community gardens located at Ness Side. Local amenities include a post office, supermarket, petrol station and regular bus services into Inverness city centre where a more comprehensive range of amenities can be found including high street shops, the Eastgate Shopping Centre, train station, post office, a bus station, public houses, hotels, and restaurants.



Conservatory



Bathroom



Rooms & Dimensions

- Entrance Hall
 - Lounge
Approx 4.33m x 4.41m
 - Bathroom
Approx 2.19m x 1.65m
 - Kitchen/Diner
Approx 4.26m x 2.94m*
 - Conservatory
Approx 2.65m x 2.61m
 - Bedroom Three
Approx 2.40m x 2.95m*
 - Bedroom Two
Approx 2.55m x 3.93m
 - Bedroom One
Approx 3.72m x 3.88m
 - Garage
Approx 2.53m x 5.51m
- *At widest point

