

# 4 Drummond Crescent

Drummond, Inverness, IV2 4QW

Offers Over £620,000







### Overview

- Stunning 1950s detached villa in 0.5 acre of mature gardens
- Sought after location, rarely available
- Lounge, garden room, family room, open plan kitchen/ diner
- 4 double bedrooms, bathroom, shower room, summer house
- Private sunny gardens, timber garage, drive for 5 cars
- EPC Band D



### Description

Rare opportunity to purchase a beautiful family home in a seldom available location, in the Drummond area of Inverness. Originally built in the 1950's, this elegant property has been extended in previous years and now offers a modern family home with a stylish interior. Set back off the road within a sizeable plot, the grounds extend to approximately 0.5 of an acre, with secluded south facing gardens. With a spacious layout, 2 bedrooms downstairs, 2 upstairs and fantastic outside space, this property will appeal to a variety of purchasers. The formal lounge benefits from a feature gas fire and is open to the stunning sun room, which features a large bay window which takes full advantage of the garden views. There is another reception room to the front with dual aspect windows and fireplace. The kitchen/diner is spacious and offers a shaker style kitchen with integrated gas hob, electric oven, microwave, extractor, dishwasher and washing machine. The American fridge/freezer is also included in the sale. The dining area has ample space to accommodate a table and 6 chairs. Completing the ground floor are two double bedrooms and a family bathroom with separate shower cubicle. Upstairs offers another 2 good size doubles and a shower room. There is access into the eaves from bedroom 4 for walk in loft storage, which also houses the boiler. The property comes with gas central heating, electric under-floor heating in the bathroom and double glazing throughout. The extensive grounds are established, private and wrap around the house, ensuring the sun is captured throughout the day. The lawn is bordered by a mature hedge, shrubs and planting. There are 2 separate patios areas and summer house, which has power and lights. This could be utilised as an office, gym or playroom. There is a timber garage with power and a workshop with power and water. The drive provides ample parking for 5 vehicles. This beautiful family home will appeal to the discerning buyer looking for a quality property, in a prime location.



## Room Dimensions

Lounge	(17' 1" x 14' 0") or (5.21m x 4.27m)
Kitchen / Diner	(13' 11" x 21' 4") or (4.24m x 6.51m)
Dining Area	(16' 4" x 14' 2") or (4.99m x 4.33m)
Sun Room	(15' 2" x 14' 10") or (4.63m x 4.52m)
Bedroom 1	(14' 0" x 15' 3") or (4.26m x 4.65m)
Bedroom 2	(11' 5" x 14' 2") or (3.49m x 4.31m)
Bedroom 3	(11' 11" x 12' 10") or (3.63m x 3.90m)
Bedroom 4	(10' 4" x 16' 2") or (3.14m x 4.93m)
Bathroom	(12' 1" x 9' 10") or (3.69m x 3.00m)
Shower Room	(5' 9" x 9' 5") or (1.74m x 2.87m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include a gas hob, electric oven, microwave, extractor, dishwasher and washing machine. Summer house.

#### Services

Mains gas, electricity, water and drainage. Telephone and fibre optic broadband.

#### Council tax

Band G

#### Tenure

Freehold.

#### Floor Area

220m2

#### Entry

By mutual agreement.

#### Viewing

To arrange a viewing of this property please contact Karine on 01463 233218 or 07919 176787.



**Tel: 01463 233218**

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