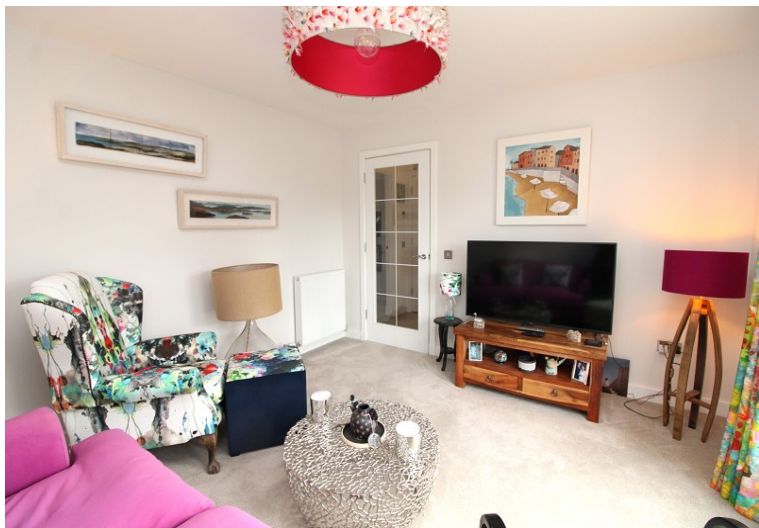


23 Meadow Wood Road
Drumossie Brae, Inverness, IV2 5JX



Offers Over £365,000





Overview

- Immaculately presented 4 bedroom detached house
- Lounge, kitchen/Diner, Sun Lounge, Utility, and WC
- 4 bedrooms, principal en-suite & family bathroom
- Sought after Cradlehall Primary catchment
- Private enclosed rear garden, driveway and garage
- EPC Band C



Description

Fantastic opportunity to purchase a stylish four bedroom detached villa in the newly established and sought after Drumossie development. Built in 2022 by Springfield Homes, this well laid out 4 bedroom detached villa boasts modern interiors and spacious living which will appeal to many. There is a bright lounge with a large window overlooking the front garden. The open-plan kitchen and dining area form the heart of this home, spanning the full width of the property to create a bright and spacious environment. From here, the design flows effortlessly into the sun lounge at the rear. This thoughtful layout perfectly balances style and practicality, making it an exceptional space for entertaining. Integrated appliances include induction hob, with feature suspended expelair Elica Interstellar extractor, electric oven and microwave, dishwasher, wine cooler and fridge/freezer. The spacious utility room has plenty of base units and houses the integrated washing machine and tumble dryer. A useful WC is accessed from the utility room along with access to the integral single garage and access to the rear garden which completes the ground floor accommodation. Upstairs there are 4 bedrooms, all well proportioned with the principal benefitting from an ensuite shower room. There is good storage throughout including a storage cupboard in the hallway, an upstairs hall cupboard, two double fitted wardrobes in the principal bedroom, double wardrobe in bedroom 2 and bedroom 3 and the attic space. There is double glazing and the central heating system is supplied by an air source heat pump system. The rear private garden is fully enclosed with a patio area ideally positioned to catch the sun. Garden shed. Driveway leading to the single garage. This property is in immaculate condition, offering the perfect blend of comfort and practicality for family living and situated in a fantastic location.



Room Dimensions

Lounge	(12' 6" x 12' 7") or (3.80m x 3.83m)
Kitchen / Diner	(20' 10" x 10' 3") or (6.34m x 3.12m)
Sun Room	(12' 2" x 9' 3") or (3.70m x 2.82m)
Utility Room	(10' 7" x 10' 4") or (3.23m x 3.15m)
Wc	(6' 5" x 4' 1") or (1.95m x 1.24m)
Principal Bedroom	(10' 10" x 17' 0") or (3.30m x 5.18m)
Principal Bedroom En Suite	(6' 8" x 5' 2") or (2.04m x 1.57m)
Bedroom 2	(10' 8" x 16' 0") or (3.25m x 4.88m)
Bedroom 3	(10' 7" x 7' 10") or (3.23m x 2.40m)
Bedroom 4	(10' 4" x 9' 2") or (3.15m x 2.80m)
Bathroom	(7' 2" x 7' 10") or (2.19m x 2.40m)
Garage	(10' 4" x 20' 5") or (3.15m x 6.22m)





Floor Area

134m2

Services

Mains gas, electricity, water and drainage.
Telephone and fibre Broadband. 134m2

Extras

All fitted floor coverings, fixtures and fittings.
Curtain poles and window blinds. Integrated appliances including hob, extractor, electric single oven, microwave, wine cooler,, dishwasher, fridge/freezer, washing machine and tumble dryer.

Maintenance charges

There is Factoring Fee of around £255 per year payable for the maintenance of the communal areas.

Council tax

Band F

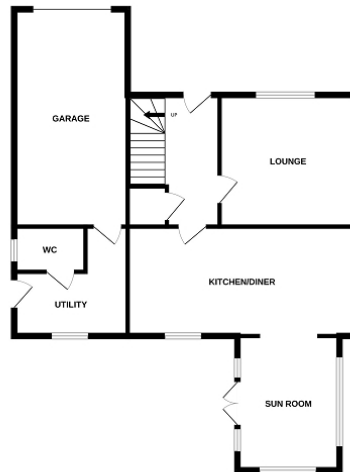
Tenure

Freehold

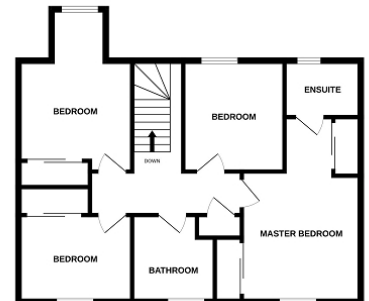
Entry

By mutual agreement

GROUND FLOOR



1ST FLOOR



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