

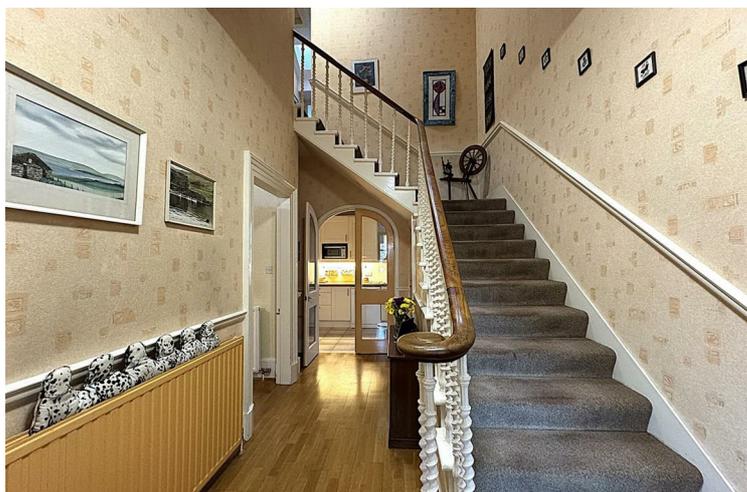


Innes & Mackay

**Kilmeny, 3 Drummond Road,  
Inverness, IV2 4NA**

- SEMI DETACHED STONE BUILT VILLA
- FOUR BEDROOMS
- MANY ORIGINAL PERIOD FEATURES
- GARAGE WITH WORKSHOP AT REAR
- LARGE ENCLOSED WALLED GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED

**Offers Over  
£370,000**



## DESCRIPTION

Nestled in the prestigious Drummond district of Inverness, and occupying a substantial plot, 3 Drummond Road is an impressive, four bedroomed semi detached villa that offers an unparalleled blend of spaciousness and comfort that will appeal to families, whilst having the advantage a good sized driveway, a glorious walled garden and a large garage with workshop to the rear. Dating back to the early 1900's, 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 a beautiful sweeping staircase.

## LOCATION

Drummond is a sought-after area and an ideal location for easy access into Inverness city centre, which is a short distance away and the River Ness and Ness Islands. Local amenities include 2 general stores, parks, and schools. The city centre offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Excellent schooling is available at Lochardil Primary, with secondary pupils attending Inverness Royal Academy. Inverness, the capital and main business and commercial centre of the Highlands, offers an extensive choice of shopping, entertainment, cultural, educational and leisure facilities associated with city living, with easy access to the beautiful and challenging Highland landscape.

## GARDENS

The front garden which has a gravelled driveway providing ample off road parking, is planted with a lovely selection of mature and seasonal bushes and trees all adding to the external appeal of this desirable property, along with the hand crafted stone wall providing access to the drive. The walled garden to the rear is substantial having been laid

to lawn with four mature apple trees, an arbour and raised beds suitable for growing vegetables. The garden extends to an L-shape where a large polytunnel can be found along with a timber shed providing external storage. This can all be enjoyed from the paved patio area close to the house.

## ENTRANCE PORCH

1.77m x 1.77m (5'9" x 5'9")

Part glazed door opens into the entrance porch which provides access through to the main hallway via storm doors. A please feature of this area are the ornate stained glass hopper windows.

## HALLWAY

Laid with oak flooring, the hallway announces the majestic stairway leading to the upper landing, along with access to the Lounge and Kitchen. There is a good sized under stair cupboard providing good storage and a small recessed area with shelving.

## LOUNGE

4.68m x 4.71m (15'4" x 15'5")

The Lounge is a comfortable room located to the front elevation and has a lovely bay window providing a pleasing outlook along with good light. A feature and focal point of this room is the multi fuel stove set on a tiled hearth with polished marble surround and to the right of this is a shelved recessed alcove providing areas for display. Oak flooring gives this room a lovely finish.

## KITCHEN/DINING

7.07m x 3.06m (23'2" x 10'0")

Feature arch doorway with double doors opens into the kitchen which is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working area. With a slimline window to the rear, the kitchen has a double sink with drainer to the



side, dishwasher, fridge freezer, electric cooker with extractor hood over and an eye level microwave all of which will be included in the sale. To the rear of the kitchen there is ample space for dining, window to the rear and door leading through to the Boot room. Wood lined ceiling, under unit lighting and laminate tiled flooring complete this room.

### **BOOT ROOM**

2.60m x 2.05m (8'6" x 6'8")

This useful room provides good storage for boots, shoes and coats along with wall mounted cupboards and access is gained to the cloakroom and the utility room from here.

### **CLOAKROOM**

2.13m x 1.52m (6'11" x 4'11")

The cloakroom is furnished with a WC and wash hand basin. Vinyl flooring and window to the side complete this room.

### **UTILITY ROOM**

4.59m x 2.37m (15'0" x 7'9")

The utility room which has a window to the rear, benefits from built in cupboards where the gas boiler and water tank are located along with a wooden pulley ideal for drying. Vinyl flooring completes this room.

### **UPPER LANDING**

Carpeted stairs lead up to the landing where the four bedrooms and bathroom are located. A skylight allows a source of natural light to this area.

### **BEDROOM 1**

4.56m x 4.24m (14'11" x 13'10" )

Located to the rear elevation and enjoying views out to the gardens,

bedroom one is a generous sized room with double aspect windows, allowing a flood of natural light. Laid with the carpet, the bedroom benefits from excellent storage and hanging rails located behind sliding mirrored doors.

### **BEDROOM 2**

3.21m x 3.05m (10'6" x 10'0")

The second bedroom, also located to the rear of the property, is a double room, laid with carpet and has built in wardrobes located behind sliding mirrored doors.

### **BEDROOM 3**

3.75m x 3.58m (12'3" x 11'8")

The third bedroom is another double room located to the front elevation and is fitted with carpet.

### **BEDROOM 4**

3.49m x 2.36m (11'5" x 7'8")

Bedroom four currently used as a sewing room, is a cosy single room, laid with carpet and a window to the front.

### **BATHROOM**

2.33m x 2.11m (7'7" x 6'11")

The bathroom is fitted with a four piece suite comprising a dual flush WC, wash hand basin with storage under, corner bath and quadrant shower housing a mains shower. Attractive wet wall, shaver light extractor fan and window to the rear complete this room.

### **HEATING**

Gas central heating.

### **GLAZING**

Double glazed.



## **PARKING**

Off road parking and large garage with workshop to the rear. The garage which has access to the side and rear, benefits from electric and provides good storage.

## **COUNCIL TAX**

Band F

## **EPC**

Band D31.

## **EXTRAS INCLUDED**

All fitted carpets, some curtains, blinds, washing machine, fridge freezer, dishwasher, electric cooker and extractor hood. Garage shed.

## **SERVICES**

Mains water, drainage, electricity, gas, telephone and TV points.

## **VIEWING**

Viewing is through Innes and Mackay property department (01463) 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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