



Innes & Mackay

**"Drumbuie"**

**37 Glenurquhart Road,  
Inverness, IV3 5NZ**

- **THREE BED DETACHED VILLA**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZED**
- **GENEROUS ACCOMMODATION THROUGHOUT**
- **WALKING DISTANCE OF THE CITY CENTRE**
- **VIEWING RECOMMENDED**

**Offers Over  
£285,000**



## DESCRIPTION

Only by viewing will one appreciate the generous accommodation this three bed detached and extended one and a half storey stone built villa has to offer. The property built approximately 150 years ago, benefits from one double bedroom on the ground floor and two further double bedrooms and a study/dressing room on the first floor, has gas central heating and is fully double glazed and protected by an Intruder Alarm. There is good parking to the rear and low maintenance gardens to the front.

## LOCATION

Glenurquhart Road is ideally situated close to the heart of Inverness, offering the perfect balance of city convenience and local amenities. The property lies within easy walking distance of a convenience store and several takeaway restaurants, providing everyday essentials right on your doorstep. A wider range of shopping, dining, and leisure facilities can be found just a short journey away in the city centre, which is well known for its vibrant mix of independent shops, supermarkets, cafés, bars, and restaurants. For those who enjoy an active lifestyle, the location benefits from excellent recreational facilities nearby. The Aquadome and Sports Centre at Bught Park are within easy reach, offering swimming, gym, and sports activities, while the surrounding parkland and scenic canal walks provide attractive routes for walking, running, or cycling. The Caledonian Canal, River Ness, and the beautiful Ness Islands are all accessible from the area, adding to the appeal for those who appreciate outdoor space and natural surroundings. Families are well catered for, with local schooling available for both primary and secondary age children. Regular bus services operate to and from the city centre, making commuting or travelling across Inverness simple and reliable. The area is also well placed for access to the wider road network, including routes to the Highlands and beyond, making it an ideal base for exploring the surrounding countryside. With its combination of convenient amenities, leisure opportunities, and excellent transport and schooling options,

Glenurquhart Road is a highly desirable location, particularly well-suited for young families, professionals, or anyone seeking a well-connected home in Inverness.

## GARDENS

Tarmac driveway at the front of the property, provides access to the rear of the property and also to the neighbouring property behind. The gardens to the front have been thoughtfully laid out with ease of maintenance in mind, with a mixture of gravelled stone chips, mature shrubs and trees together with a lovely border all adding to the external appeal of this delightful property. Paved pathway leads to the front door, along the front and round to the sides. The rear garden which is enclosed with picket fencing has a gravelled area and flower bed. There is a small outhouse attached to the main building, an outside water tap and timber shed providing good storage and a paved patio area from which to enjoy the outdoors. Gravel path at the side of the property leads to an area where the bins can be stored out of sight.

## ENTRANCE HALLWAY

Entrance to this property is via a partially stained glass door which opens into the carpeted hallway which provides access to the living room, dining room, bathroom and via stairs to the first floor landing. The Intruder Alarm pad is wall mounted. The hall cupboard houses electric meter and security alarm control box.

## DINING ROOM

4.69m x 3.71 (15'4" x 12'2")

This bright and airy room provides generous living space and leads through to the kitchen. A feature of the dining room is the decorative gas coal effect fire set on a tiled hearth with matching surround and to the side is a recessed shelved area ideal for display purposes and storage. Carpet.



## KITCHEN

3.58m x 3.00m (11'8" x 9'10")

The kitchen located to the rear of the property is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the counter is the fridge, washing machine, dishwasher and inset in the work counter is the stainless steel sink with drainer to the side. There is a free standing gas cooker, door leading out to the patio area and a cupboard houses the central heating gas boiler. Central heating controls are wall mounted. Tiled flooring completes this room.

## BATHROOM

2.94m x 2.32m (9'7" x 7'7")

The bathroom is furnished with a three piece suite comprising WC, wash hand basin and bath with electric shower over and screen to the side. With attractive tiling above the bath to ceiling height, this room has a frosted window to the rear, and excellent under stair storage. Vinyl flooring completes this room.

## LOUNGE

3.56m x 3.42m (11'8" x 11'2")

The lounge is located to the front elevation and benefits from a decorative open fire with tiled hearth and matching surround with a recessed shelved area to the side. Laid with carpet, this room has a door leading through to the rear hallway.

## REAR HALLWAY

The rear hallway provides access to the bathroom and bedroom one. A pleasing feature of this area is the stained glass window to the side which allows a good source natural light.

## BATHROOM

1.93m x 1.91m (6'3" x 6'3")

The bathroom is furnished with a three piece suite comprising a WC, wash hand basin with cupboard under and a bath which is tiled above to dado height. Vinyl flooring completes this room.

## BEDROOM 1

3.48m x 2.88m (11'5" x 9'5")

Bedroom one, laid with carpet is a good sized room located to the rear elevation and benefits from a built in wardrobe. Additional storage is also provided by the built in cupboard with shelved recessed archway above.

## FIRST FLOOR LANDING

Carpeted stairs wind their way up to the landing where two further bedrooms are located off. A large Velux window allows a flood of natural light to this area.

## BEDROOM 2

4.69m x 3.66m (15'4" x 12'0")

The second bedroom is a generous sized room located to the front elevation and has a wash hand basin located in the corner and combed ceiling. This room, laid with carpet benefits from two built in cupboards one of which houses the hot water tank whilst the other is shelved providing good storage. A pleasing decorative feature of this room is the open fire with tiled hearth and surround. Door leads off through to the study/dressing room.

## STUDY/DRESSING ROOM

2.49m x 2.06m (8'2" x 6'9")

This useful room is laid with carpet and benefits from a Velux window to the rear providing a flood of natural light.



### BEDROOM 3

4.68m x 3.40m (15'4" x 11'1")

The third bedroom again located to the front elevation is laid with carpet, has a combed ceiling and a wash hand basin located in the corner. This room also has a decorative open fire with tiled hearth and surround.

### HEATING

Gas central heating. Please note that the gas and open fires within the property are decorative only and not in use.

### GLAZING

Double glazed.

### PARKING

Ample parking to the rear of the property. Please note that the driveway is shared with number 37A at the rear.

### COUNCIL TAX - Band E

### EPC - Band E50

### EXTRAS INCLUDED

All fitted carpets, curtains, blinds, light fittings, washing machine, fridge, dishwasher, condenser (located in outhouse) gas cooker, garden shed and Sky dish.

### SERVICES/GENERAL

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

Gas safe check carried out 16/1/26

Five yearly electrical safety check (EICR) carried out 17/3/26

Intruder alarm check carried out 25/5/26

### VIEWING

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



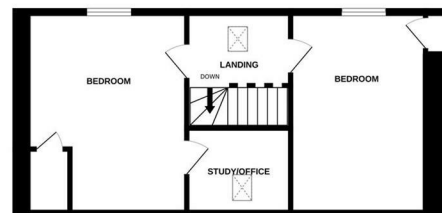




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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