

13 Pine Drive,
Drummond,
Inverness, IV2 4NT

Offers Over £285,000







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- Semi detached villa within popular area of Inverness
- Sought after Lochardil Primary catchment area
- Lounge, family room, dining room, kitchen, WC, 3 Beds & shower room
- Extremely generous rear garden, timber garage, drive with parking for 4 cars
- Ideal home for first time buyers and families
- EPC band D









A fantastic opportunity to acquire this semi-detached home, situated in the popular Upper Drummond area of Inverness. Offering bright, generously proportioned accommodation throughout, this property would make an ideal home for the discerning buyer. The bright and spacious lounge features an open fire, creating a warm and welcoming living space. The dining room provides an ideal space for formal dining, while the additional family room, previously used as a ground-floor bedroom, offers flexibility to suit a variety of needs. The kitchen is fitted with a range of wall and base units and benefits from freestanding appliances, including electric cooker, an under-counter fridge and a washing machine. A convenient WC completes the ground-floor accommodation. On the first floor, there are three well-proportioned bedrooms, with bedrooms two and three benefiting from built-in wardrobes. The accessible shower room completes the upstairs accommodation. Externally, the front garden is laid to lawn and complemented by mature shrubs and hedging. A driveway provides off-street parking for approximately four vehicles and leads to a timber garage, which benefits from power and lighting. The generously sized rear garden is predominantly laid to lawn, with a patio area offering excellent outdoor space for families, and those who enjoy entertaining. Further benefits include gas central heating with Hive smart controls and double glazing throughout. Overall, this property presents an excellent opportunity for a variety of buyers, including first-time purchasers and families seeking a spacious home they can personalise and make their own, all within a well-regarded residential area of Inverness.

Location: Drummond is a sought after address in Inverness. The property is in an ideal location for easy access into Inverness city centre, which is a short distance away. The city centre offers a full range of amenities including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. Other facilities include Eden Court Theatre, Bught Park and the Inverness Aquadome. Excellent Schooling is available at Lochardil Primary and Inverness Royal Academy, with Inverness College and The University of the Highlands & Islands offering opportunities in further education. 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.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing electric cooker washing machine, and under counter fridge.

Services: Mains gas, electricity, water and drainage. Telephone and Broadband

Maintenance Charges: N/A

Council Tax: Band E

Tenure: Freehold.

Floor area: 108m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge
15'4" x 15'2" (4.69 x 4.63)

Dining
9'7" x 9'3" (2.93 x 2.84)

Kitchen
12'4" x 9'8" (3.78 x 2.95)

Family Room/Bedroom
13'11" x 10'9" (4.25 x 3.30)

WC
7'2" x 3'0" (2.20 x 0.92)

Principal Bedroom
12'2" x 11'6" (3.73 x 3.52)

Bedroom 2
13'11" x 8'7" (4.26 x 2.63)

Bedroom 3
10'2" x 10'2" (3.12 x 3.11)

Bathroom
7'5" x 5'2" (2.28 x 1.60)













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