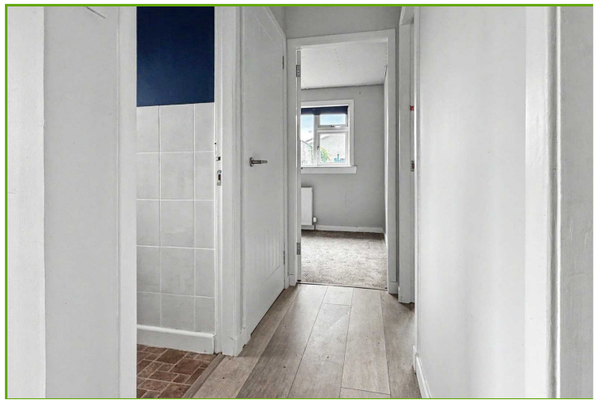
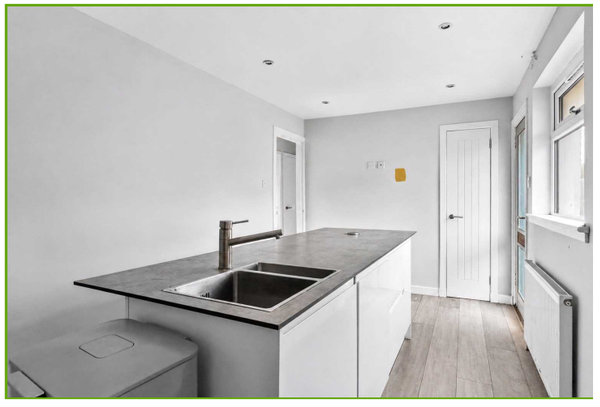
















Drumdevan Road, Inverness,
Highland, IV2

Offers Over: £205,000

Tenure: Freehold

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The Property Ombudsman

Drumdevan Road, Inverness, Highland, IV2

Offers Over: £205,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D

A detached bungalow with plenty of potential offering well-proportioned accommodation and excellent outside space, this Inverness home is ready for its next owner to make their own.

Hallway
A central hallway provides access to all of the accommodation and incorporates a useful storage cupboard.

Lounge
10'11" x 13'7" (3.33m x 4.14m)
A generously proportioned reception room positioned to the front of the property. A large front-facing window provides plenty of natural light, while the room offers ample space for a range of lounge furniture.

Kitchen/Diner
8'1" x 16'5" (2.46m x 5m)
A sizeable kitchen/diner fitted with a range of units and incorporating a central island. The generous proportions provide space for dining, while a door gives convenient direct access to the garden.

Bathroom
5'2" x 5'10" (1.57m x 1.78m)
The partially tiled bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower above.

Bedroom 1
8' x 11'6" (2.44m x 3.5m)
A well-proportioned double bedroom with a window providing natural light and a built-in wardrobe offering useful storage space.

Bedroom 2
10'10" x 7'7" (3.3m x 2.3m)
A second bedroom offering space for bedroom furnishings and flexibility for use as a guest room, home office or additional living space if preferred.

Garage
A detached single garage providing useful parking, storage or workshop space, with an up-and-over vehicular access door to the front and a separate side access door.

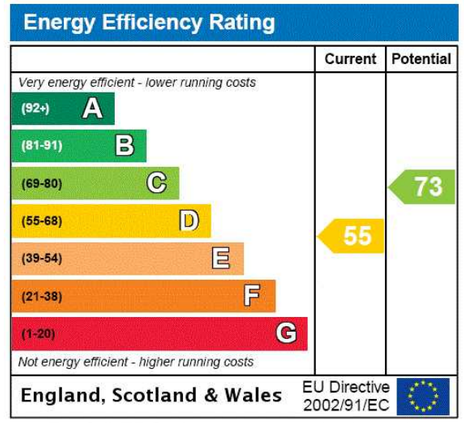
External
To the front is a manageable, partially enclosed garden alongside a tarmac driveway providing generous off-street parking. The driveway continues towards the detached garage positioned to the rear. The rear garden is predominantly laid to lawn and fully enclosed by timber fencing, with gated side access.

Additional
Further benefits include gas central heating and UPVC double glazing. Please note: The property is to be sold as seen and a level of cosmetic work and maintenance is required. Prospective purchasers are advised to review the Home Report in full prior to arranging a viewing.

Location
Drumdevan Road is situated within an established residential area on the southern side of Inverness, offering convenient access to the city and its wide range of shopping, leisure, educational and transport facilities. The location is also well placed for access to the wider road network, making it practical for commuting throughout Inverness and the surrounding Highland area.

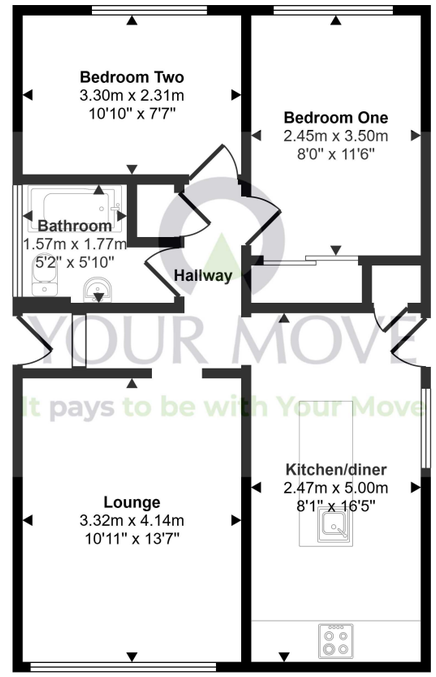
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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

Approx Gross Internal Area
56 sq m / 599 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.