

Beautiful three bedroom semi-detached bungalow

Close to Inverness city centre and all local services

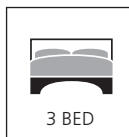


3 Drumdevan Crescent

Inverness, IV2 4DU



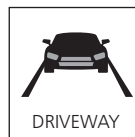
Scan Here!



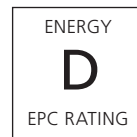
3 BED



1 BATH



DRIVEWAY



ENERGY

D

EPC RATING



The property is located in a quiet location in the popular residential area of Lochardil in the City of Inverness and is within the catchment areas of both Lochardil Primary School and Inverness Royal Academy. Lochardil is 3 miles from Inverness City Centre and is well served by regular bus services 7 days a week. The area has an abundance of green spaces, notably MacDonald Park and Lochardil Woods which is ideal for dog-walking.

Inverness provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to

be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are a blessing to lovers of outdoor pursuits with easy access from Inverness to The Cairngorms National Park. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, is also readily accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.



3 Drumdevan Crescent





The Interior

This is a superb opportunity to purchase this very attractive three bedroom semi-detached bungalow in a very quiet cul-de-sac close to Inverness city centre. This property has been tastefully upgraded and expanded in recent years. The property is in excellent decorative condition throughout.

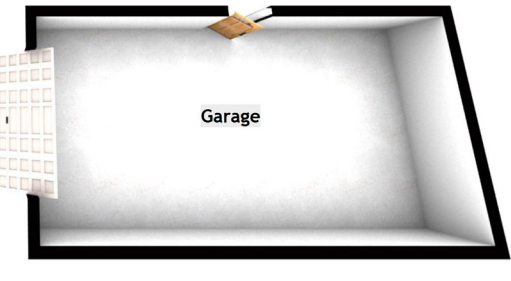
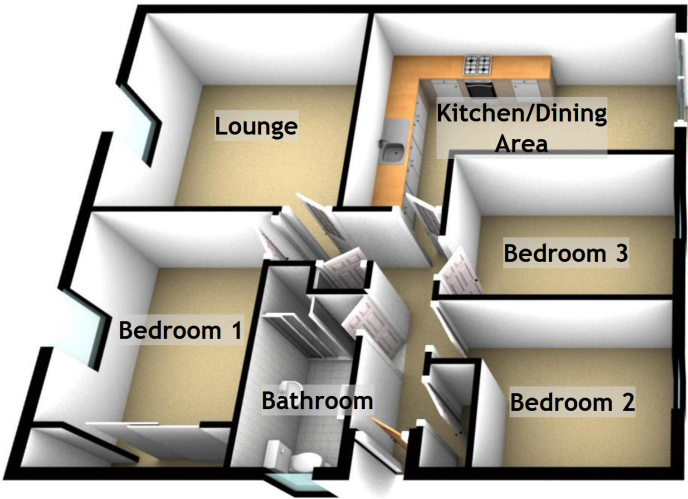
The property benefits from the provision of modern double glazing and gas central heating.

The front garden has been laid to chips allowing additional vehicle parking with further parking available on the tarred driveway leading to the garage.

The accommodation is all on one level and consists of lounge, large well-fitted dining kitchen with integrated gas oven & hob, three bedrooms and bathroom with separate shower cabinet. Provision has been made for a large hallway cupboard to be easily converted into a WC if required.

The charming rear garden is fully enclosed and has been laid to a combination of slabs and lawn complemented by a number of trees and shrubs. The provision of patio doors allows the dining kitchen to naturally extend outdoors on to a raised decking area which enjoys any available sun for most of the day.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.90m (12'10")
Kitchen/Dining Area	5.30m (17'5") x 3.90m (12'10")
Bedroom 1	3.60m (11'10") x 2.90m (9'6")
Bedroom 2	3.49m (11'5") x 2.60m (8'6")
Bedroom 3	3.50m (11'6") x 2.60m (8'6")
Bathroom	3.30m (10'10") x 1.80m (5'11")
Garage	7.50m (24'7") x 3.80m (12'6")

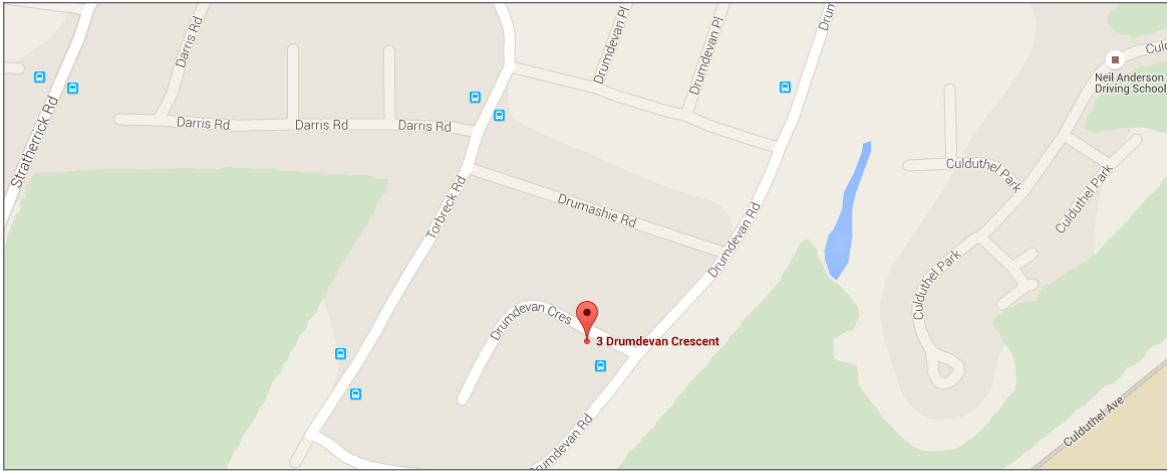
Bedrooms and Bathroom



Gross internal floor area (m²) - 80

Extras
(Included in the sale)

Carpets, blinds, integrated oven & hob, dish-washer & fridge/freezer.





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer