

8 DRUMMOND COURT, INVERNESS IV2 4JR

Offers Over £200,000



A most desirable self-contained two bedroom first floor apartment set in charming tranquil grounds

R&R Urquhart LLP

8 Drummond Court presents to the market a truly attractive and desirable property located in a most sought-after area of Inverness and allowing easy access to Inverness city centre. Set in acres of idyllic parkland with a duck pond and oodles of open space, one would be forgiven for thinking they were in the countryside.

The apartment benefits from its own independent front door with security entry system. An external shelved cupboard provides some very useful outdoor storage. There is also an allocated parking space with ample additional visitor parking available.

A monthly factoring payment of £33 covers all ground maintenance.

On entering the apartment on ground level, a cupboard provides some storage and also houses the electric meter and circuit unit.

A carpeted staircase leads to the first floor accommodation.

From its elevated situation, No 8 benefits from a fantastic open outlook over the grounds and towards the duck pond. It is a bright and airy property with spacious rooms, decorated and carpeted in neutral tones.

Landing

Accessing all rooms except the kitchen. A cupboard provides linen storage and houses the Scottish Gas central heating boiler. A hatch in the ceiling accesses the attic via a Ramsay ladder. The attic is partially floored.



Lounge/Dining 5.70m x 4.25m

A beautiful bright room with a large picture window overlooking the grounds towards the duck pond. The set up of the room takes advantage of the delightful outlook and there is still ample room for a good size dining table and chairs.

Kitchen 2.95m x 2.85m

Set at the front of the property with a generous amount of wall and base units. Appliances comprise a gas hob, electric oven, extractor hood, fridge freezer, washer/dryer and dishwasher. A 1½ bowl stainless steel sink and drainer sits below the two windows.

Bedroom 1 3.60m x 3.10m

Sitting to the rear of the property taking in the open outlook via two feature arched top windows. Excellent wall to wall storage is available via built-in wardrobes with mirrored sliding doors.

Bedroom 2 3.29m x 2.95m

To the front of the property and presently set up as a study. However, easily a good sized double room, and again wall to wall storage available via built-in wardrobes with mirrored sliding doors.

Bathroom 2.60m x 1.96m

A spacious room with a pretty powder blue suite comprising a WC, wash hand basin, bidet and bath with a mains fed shower over. A window faces to the front aspect.

**Extras Included**

Fitted floorcovering, blinds, curtains, fridge freezer, washer dryer, dishwasher, oven, gas hob, extractor hood, some furniture by separate negotiation.

Heating	Gas fired central heating
Double Glazing	Mix of uPVC and timber double glazing
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.