



25 GLENBURN DRIVE, INVERNESS, IV2 4NE

Spacious 4 Bedroom Semi-detached Villa located in the highly desirable Drummond area of the city.

Entrance hall	Kitchen/Dining area	Gas central heating
Lounge	Shower room	Garage
Dining room/Study	4 Bedrooms	Shed
Inner hall	Bathroom	

Offers Over £205,000

Desirable semi-detached villa situated in a popular and rarely available area of the city close to local facilities and within walking distance to the city centre. The property benefits from gas central heating and has a mixture of single and secondary double glazing. The property retains many of its original features including deep skirtings, cornicing and fireplaces and has been extended over the years to provide a spacious and comfortable family home for the growing family. The open hallway has stairs leading to the upper floor and door off to the lounge. The well-proportioned lounge has an open fireplace which ensures a cosy focal point to the room; access to the garage can be gained via a door from the inner hall. The beautiful dining room which offers stylish fitted cabinets and open fireplace provides extra space for informal dining. There is a handy



small bedroom which could be an ideal location for guests but could also be utilised for various purposes. The large kitchen has the capacity for a generous table and 6 chairs and offers an abundance of natural daylight with full length glass door leading to the rear garden. Completing the ground floor is a handy shower room. On the upper floor there are three bedrooms and bathroom; a door opens to stairs leading to the floored attic. A driveway leads to the attached garage; access to the rear enclosed garden can be gained through a pathway at the side of the property. The large rear garden is mainly laid to lawn and a gate from the rear garden leads to the enclosed communal central park area providing an ideal playground for young children.

The property is in an ideal location for easy access into the city centre which is approximately one mile distant. There are local shops nearby in Culduthel Road and Green Drive for everyday items. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, the University of the Highlands and Islands and Beechwood Business Park. Excellent schooling is available at Lochardil Primary School, with secondary pupils attending Inverness Royal Academy. There is a regular bus service into the city centre routed nearby. The property is conveniently close to the River Ness and Ness Islands ensuring easy access to the lovely walks on offer. Further amenities nearby include Eden Court Theatre, Bught Park, Whin Park and Inverness Aquadome and Leisure Centre.

Inverness is an exciting, cosmopolitan city with a thriving local economy

reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London.

Entrance to the property is through a driveway to the front wooden glazed panel door.

Entrance hall: 2.38m (narrowing to 1.19m) x 4.95m
Hallway with stairs leading to upper landing; door from hall leads off to lounge. Cupboard housing fuse box and electric meter. Smoke alarm. Radiator.



Lounge: 4.41m x 3.80m
Well-proportioned lounge with front facing bay window. Feature fireplace with tiled inset and ornate wooden surround provides a cosy focal point to the room. Radiator.

Inner hall leads to dining room, bedroom one, shower room, kitchen. Door off gives access to garage. Smoke alarm. Radiator.

Shower room: 1.65m x 1.65m
Side facing window. Enclosed shower cubicle with sliding door; part tiled. WC, wash hand basin.



Dining room: 3.78m x 3.45m

Window to rear. Feature fireplace with slate inset and hearth ensuring a cosy point to this room. Stylish floor base wooden units in alcove with attractive glass display cabinets above. Radiator.

Bedroom 1: 3.30m x 2.27m
Window to rear. Presently used as a music room but could be utilised for various other uses. Radiator.

Kitchen: 4.19m x 3.86m
Large bright kitchen with dual aspect windows/glass door. Range of wall and base units ensuring plenty storage space. Electric hob and fan assisted oven. Space for washing machine. Ample work surface areas with tiling above, stainless steel sink with mixer tap and drainer. Smoke alarm. Radiator. Glass door leads to rear garden.

Upper landing:
Window to side. Cupboard with hanging space and shelves. Further cupboard with stairs leading to the floored attic providing power and light and 2 windows. Door to bathroom and bedrooms 2, 3 and 4. Smoke alarm. Radiator.



Bedroom 2: (Master) 4.47m x 3.44m

Spacious double room with front facing bay window. Wardrobe with storage space and further cupboard above. Radiator.

Bedroom 3: 3.50m x 3.46m

Spacious double room with window to rear. Cupboard with hanging rail and storage space; further cupboard housing central heating boiler and hot water tank. Radiator.

Bedroom 4: 2.85m x 2.64

Single room with front facing window. Radiator.

Bathroom: 2.51m x 1.93m

Rear facing window. Fitted with WC, bath and wash hand basin; Part wall tiling.

Garden

The front garden is mainly laid to lawn with mature shrubs and is enclosed by small wall and hedging; a part paved driveway providing ample off road parking leads to garage which is gained via an up and over door. A paved pathway to the side of the property leads to the rear garden. The large rear garden is mainly laid to lawn enclosed by

timber fence and hedging and displays a variety of mature trees. Garden shed. A gate at the rear gives access to the communal central park providing and ideal playground for young children.

Council Tax

The current council tax banding is band E. Please be aware that this may be subject to change upon sale.

Extras

All fitted floor coverings, some light fittings, some curtains, some blinds, integrated fittings including electric hob and oven and shed are included in the asking price.

Factoring Fee

A factoring fee of approximately £18 per year is payable for the use of the communal central park area.

Services

Mains electricity, gas and water. Drainage is to the public sewer.

Entry

Entry is by mutual arrangement.

Energy Performance Certificate
Band D

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the city centre travel up Castle Street and on to Culduthel Road. Continue to the third set of traffic lights and turn right on to Drummond Road. Take the first turning on the right on to Glenburn Drive where the property is located on the left hand side.

Communal park area



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