



26 DRUMSMITTAL ROAD, NORTH KESSOCK IV1 3JU

Spacious 4 Bedroom bungalow located in the highly popular village of North Kessock

- |                        |                         |                          |
|------------------------|-------------------------|--------------------------|
| Entrance vestibule     | Utility room            | Electric storage heating |
| Hall                   | 4 Bedrooms (1 en-suite) | Double Glazing           |
| Lounge/Dining room     | Bathroom                | Double Garage            |
| Kitchen/Breakfast room |                         | Conservatory             |

Offers over £265,000

Bright and airy detached 4 bedroom bungalow is situated in a quiet cul de sac in the popular village of North Kessock. Benefiting from double glazing and electric storage heating, the property offers well laid out accommodation and has excellent cupboard provision throughout. The open lounge and dining room, with triple aspect windows/ French doors, offers an abundance of natural daylight. A wood burning 'Aga' ensures a pleasing focal point to the lounge whilst the dining room offers ample space for informal dining. There is a useful utility room with door which leads to the side garden. The well fitted kitchen offers a handy breakfast bar with beautiful granite tops. All bedrooms are double with the master benefiting from an en suite with under floor heating. A Conservatory to the rear is perfectly positioned to sit and relax and enjoy the sun all year round. The family bathroom with shower over bath completes the accommodation. A driveway leads to the double garage. The gardens to front and rear are well maintained and a patio area to the rear is perfect for al fresco dining. This property would make an ideal family home.

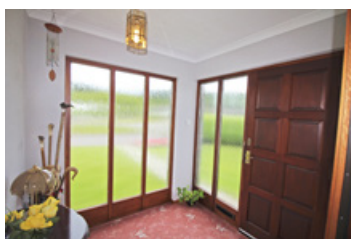
The village of North Kessock lies approximately 6 miles distant from Inverness. Primary school children would attend the local North Kessock school while secondary children would attend the high performance Fortrose Academy with school bus service provided. The village has a Spar shop with Post Office, Church, Hotel, Tearoom, Doctor's Surgery and popular Village Hall.

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.

## ACCOMMODATION

**Entrance vestibule:** 2.17m x 2.01m

Bright and welcoming entrance vestibule with double aspect frosted glass panel windows. Frosted glass door leads to hall.



**Hall:** 4.05m x 2.07m extending to 7.16m  
Inviting hall with doors off to lounge, kitchen, 4 bedrooms/study. Cupboard housing electric meter and fuse box. Further storage cupboard. Door to linen cupboard housing water tank.

Hatch to part floored loft via wooden ladder which provides power and light. Radiators.

**Lounge/Dining room:** 5.32m x 4.53m extending to 7.16m

Bright front facing lounge with double aspect windows providing plenty natural daylight. 'Aga' wood burning stove ensuring a pleasing focal point to the lounge. American white oak flooring. Radiator. Archway to dining room.



**Dining room:** 3.46m x 3.03m

Bright room with French doors which lead to the side elevation. Ample space for informal dining. Radiator. Door leads to the Utility room



**Utility room:** 3.08m x 1.48m extending to 5.87m

Rear facing window. Dishwasher, washing machine and fridge; ample worktop space. Part tiled wall. 'Amtico' wooden flooring. Half glass door to side leads to rear garden.

**Kitchen:** 5.02m x 2.67m

Rear facing window. Modern 'Ashley Ann' fitted kitchen with 'Neff' integrated appliances including electric ceramic hob, stainless steel extractor fan, double oven, double grill and microwave. Beautiful range of wall and base units providing plenty storage



space. Breakfast bar area with granite worktop and further granite worktop areas. Stainless steel 1 ½ sink with mixer tap and drainer. Radiator. 'Amtico' wooden flooring. Door from kitchen leads to inner hall.



**Bathroom:** 3.13m x 1.56m  
Window facing rear. Fitted WC, wash hand basin set in vanity unit. Bath with 'Mira' shower over enclosed by folding shower screen. Fully tiled. Heated towel rail. Wall mirror with light above.



**Bedroom 1:** 3.38m x 2.97m  
Double room with front facing window. Fitted wardrobe with mirrored sliding doors. Radiator.



**Bedroom 2:** 3.65m X 2.98m  
Double room with front facing window. Fitted wardrobe with mirrored sliding doors. Radiator.



**Bedroom 3 (Master):** 4.42m x 2.69m  
Double room with window overlooking rear garden. Beautiful fitted 'Sharpes' bedroom units surrounding



bed plus fitted chest of drawers. Double wardrobes with mirrored sliding doors. Radiator. Door off to en suite.

**En suite:** 2.21m x 1.62m extending to 2.32m  
Rear facing opaque window. Modern en suite comprising WC, wash hand basin with mixer tap set in vanity storage unit. Separate shower enclosure with 'Mira' shower with wet wall surround. Wall heater. Underfloor heating.



**Bedroom 4/Study:** 3.37m x 2.48m  
This room is currently used as a Study but could be utilised for various other uses. Wardrobe with mirrored sliding doors. Rear facing glass doors lead out to conservatory.

**Conservatory:** 3.02m x 3.47m  
The Conservatory is perfectly positioned to enjoy views over the beautiful rear garden. Door to rear garden.





### Garden

The open-plan front garden is laid mainly to grass with colourful flower beds. Beautiful well maintained rear garden with patio area, which displays a lovely water feature. The side of the garden is laid to slab with a trellis of roses. A tarmac driveway leads to the double garage with up and over doors. Greenhouse. Wood stores.

### 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, light fittings, curtains, blinds, integral fittings including dishwasher, double oven, hob, double grill, microwave, fridge are included in the asking price.

### Factoring Fee

A Factoring Fee of approximately £102 per year is payable for the maintenance of the communal areas.

### Services

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

### Entry

Entry is by mutual arrangement.

### Energy Performance Certificate

Band E

### Viewing

By appointment through South Forrest Property Department on 01463 250255 or contact seller directly on 01463 731600 or 07523861350

### Directions

From Inverness take the A9 north and cross the Kessock Bridge turning left for the signs at North Kessock. Follow the road and take the first exit off the small roundabout, take the first left into Drumsittal Road. Follow the road and take the first right into a cul de sac; No. 26 is on the left hand side.



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