



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**77 Drumdevan Road, Inverness, IV2 4DX**

**Price £135,000**

Excellent opportunity for a first-time buyer to purchase a fabulous two bedroom fourplex with private garden ground and a shared driveway to the side, providing ample off street parking.

The home benefits from a spacious lounge with feature tongue and groove semi-vaulted ceiling, modern fitted kitchen, two bedrooms and bathroom.

Lochardil is a very sought after area located in the west of the city, approximately 2.6 miles from the City Centre. Lochardil Primary School and Inverness Royal Academy are within walking distance. Beautiful walks can be enjoyed in the Lochardil Woods next to the property with recreational parkland. The Ness Islands are a short walk away. There is a convenience store, pharmacy, hairdressers and vet nearby.

This is a great location to access all amenities the city has to offer.

There is a regular bus service to and from the City Centre.

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

### Entrance hallway

2'11" x 2'9" (0.90m x 0.86m)

Entrance door opening into hallway. Door to lounge and opening to kitchen. Staircase to first floor. Smoke alarm.

### Lounge

9'9" x 17'7" (2.99m x 5.38m)

Window to front. Feature tongue and groove panelling to semi-vaulted ceiling. T.V. point. Smoke alarm. Carpet.

### Bedroom 1

8'0" x 9'4" (2.45m x 2.87m)

Window to side. Understairs storage cupboard housing electrics. Tel. point. Smoke alarm. Carpet.

### Kitchen

9'3" x 6'1" (2.82m x 1.87m)

Window to front. Wall and base units with worktop and tiling. 1 ½ bowl stainless steel sink with right hand drainer. Integrated ceramic hob, electric oven and extractor. Zanussi washer/dryer. Fridge/freezer. Wall heater. Spotlights. Heat detector. Laminate flooring.

### First floor landing

2'11" x 2'6" (0.91m x 0.78m)

Doors to bedroom and bathroom. Smoke alarm. Carpet.

### Bedroom 2

9'7" x 9'9" (2.93m x 2.98m)

Skylight to front. Built-in single wardrobe. Spotlights. Carpet.

### Bathroom

6'1" x 7'4" (1.86m x 2.24m)

Window to side. WC and pedestal wash hand basin with shaver light and socket above. Bath with Mira Sport electric shower above and shower screen. Tiling to walls. Extractor. Mirrored wall cabinet. Cupboard housing water tank and providing access to the eaves. Hatch to roof space. Laminate flooring.

### Outbuildings

Garden shed

### Garden ground

The enclosed garden to the front of the property is mainly laid to lawn with shrubs. The enclosed back garden to the rear of the driveway is laid out with stone chippings for low maintenance. There is a garden shed, barbecue and rotary clothes dryer.

A shared tarmac driveway to the side of the property provides ample off-street parking. There is an outside water tap.

### Extras

All fitted floor coverings, curtains, blinds, free standing washer/dryer and fridge/freezer are included in the sale price.

### Heating and glazing

Electric storage heaters and double glazing.

### Services

Mains electricity, water and drainage.

### EPC Rating D

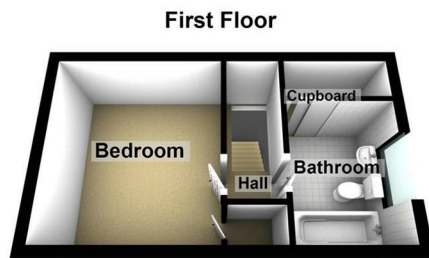
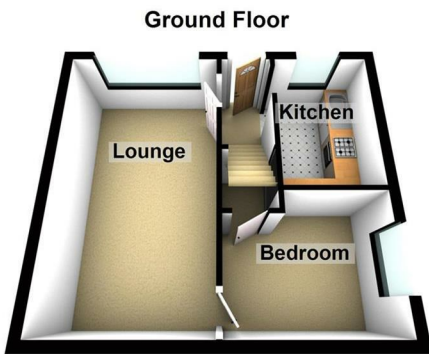
### Council Tax Band C







### Energy Efficiency Graph



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		89	
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	56		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>
			EU Directive 2002/91/EC

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