



**Harper
Macleod LLP**
Estate Agents & Solicitors

Ardmhor, 38 Drumsmittal Road, North Kessock, Inverness IV1 3JU

Offers over £310,000



Ardmhor, 38 Drumsmittal Road

North Kessock, Inverness, IV1 3JU

Fabulous opportunity to purchase a 3/4 bedroom (one with en-suite) detached bungalow with integral garage situated in a quiet cul-de-sac in the picturesque and desirable coastal village of North Kessock on the Black Isle in the Highlands of Scotland.

Entrance vestibule

4'5" x 4'10" (1.37m x 1.49m)

Hallway

23'7" x 4'5" (7.19m x 1.36m)

Lounge

12'8" x 16'1" (3.87m x 4.92m)

Dining room/bedroom 1

9'8" x 11'0" (2.97m x 3.37m)

Kitchen/dining area

13'9" x 9'8" (4.21m x 2.96m)

Utility room

8'5" x 7'3" (2.59m x 2.23m)

Principal Bedroom

17'5" x 10'0" (5.31m x 3.07m)

En-suite shower room

5'5" x 4'11" (1.66m x 1.52m)

Bedroom 3

7'1" x 10'7" (2.16m x 3.25m)

Bedroom 4

13'10" x 9'8" (4.22m x 2.96m)

Bathroom

5'0" x 9'10" (at widest) (1.53m x 3.02m (at widest))





Rear hallway
9'1" x 4'3" (2.79m x 1.31m)

Conservatory
10'1" x 39'7" (3.09m x 12.08m)

Garage
17'10" x 9'0" (5.45m x 2.75m)

Outbuildings

Outside

Garden ground

Extras

Heating and glazing

Services

Factors

EPC Rating B

Council Tax Band F



The home is well laid out to provide comfortable living accommodation comprising an entrance vestibule, hallway, lounge, kitchen, dining room/bedroom, utility room, conservatory, principal bedroom with en-suite shower room, two further bedrooms, rear hallway and bathroom.

North Kessock is a fantastic base for those who enjoy the outdoors offering scenic walks, cycle routes and diverse coastal wildlife including bottlenose dolphins, porpoises and seals.

The village has a shop and post office, hotel, café, community hall and primary school. Secondary school children are transported to Fortrose Academy which is approximately 13 miles from the village. The City of Inverness is approximately 5 miles across the Kessock Bridge and has a great range of shops, restaurants, leisure and business facilities. Inverness Airport offers national and European flights.

Viewing highly recommended.

Accommodation:

Entrance vestibule - 1.37m x 1.49m

Entrance door opening into the vestibule. Cupboard housing electric meter. Frosted glass panel door with side panel leads to the hallway.

Hallway – 7.19m x 1.36m

Cupboard housing water tank. Storage cupboard with shelving. Hatch to loft. Fitted carpet. Telephone point.

Lounge – 3.87m x 4.92m

Window to front. Electric fire with wooden surround and marble style hearth. Two wall lights. Fitted carpet. TV and telephone points. Smoke alarm.

Dining room/bedroom 1 – 2.97m x 3.37m

Window to front. Fitted carpet.

Kitchen/dining area – 4.21m x 2.96m

Window to side. White gloss wall and base units with worktop and splashback. Stainless steel sink with right hand drainer and mixer tap. Electric integrated hob with cooker hood above. Lamona double oven and grill. Spotlight bar ceiling light fitting and under unit lighting. Smoke alarm. Fitted carpet.

Utility room – 2.59m x 2.23m

Window to front. Stainless steel sink with tiled splashback. Wall and base units. Zanussi washing machine, Bosch dishwasher and Indesit fridge. Fitted carpet.

Principal Bedroom – 5.31m x 3.07m

Window to rear. Double fitted wardrobe with mirror sliding doors, hanging rails and shelves. Fitted carpet. TV point.

En-suite - 1.66m x 1.52m

Frosted glass window to side. White WC and wash hand basin. Mira Event XS shower in cubicle with tiling. Towel rail. Wall cabinet with sliding mirror door. Shaver point.

Bedroom 3 – 2.16m x 3.25m

Window to rear. Fitted carpet.

Bedroom 4 – 4.22m x 2.96m

Window to rear. Double fitted wardrobe with mirror sliding doors. Wash hand basin set in vanity with tiled splashback. Fitted carpet. TV point.

Bathroom – 1.53m x 3.02m (At widest)

Frosted glass window to side. Grey three-piece suite with tiling to walls. Mira Sport electric shower over bath. Motion activated LED sensor mirror. Extractor. Towel rail. Ceiling spotlight bar.

Rear hallway – 2.79m x 1.31m

Door to garage and door with frosted glass panel leads to the conservatory. Storage cupboard with shelving and light. Fitted carpet. Smoke alarm.

Conservatory – 3.09m x 12.08m

Tilt and turn glass panel door. TV point. Kardean flooring.

Garage – 5.45m x 2.75m

Up and over door to front and door to rear hallway. Indesit tumble dryer and chest freezer and Power and light. Outside tap.

Outbuildings

Wooden shed.

Outside

Garden ground

The open plan front garden is mostly laid to lawn with a tarmacadam driveway leading to the integral garage and a paved path leading to the front door.

Large fully enclosed rear and side garden laid to lawn with mature shrubs and patio area to the side. Rotary clothes dryer.



Extras

All fitted floor coverings, blinds, curtains and all white goods are included in the sale.

Heating and glazing

Storage electric heaters. Double glazing.

Services

Mains electricity, water and drainage.

Factors

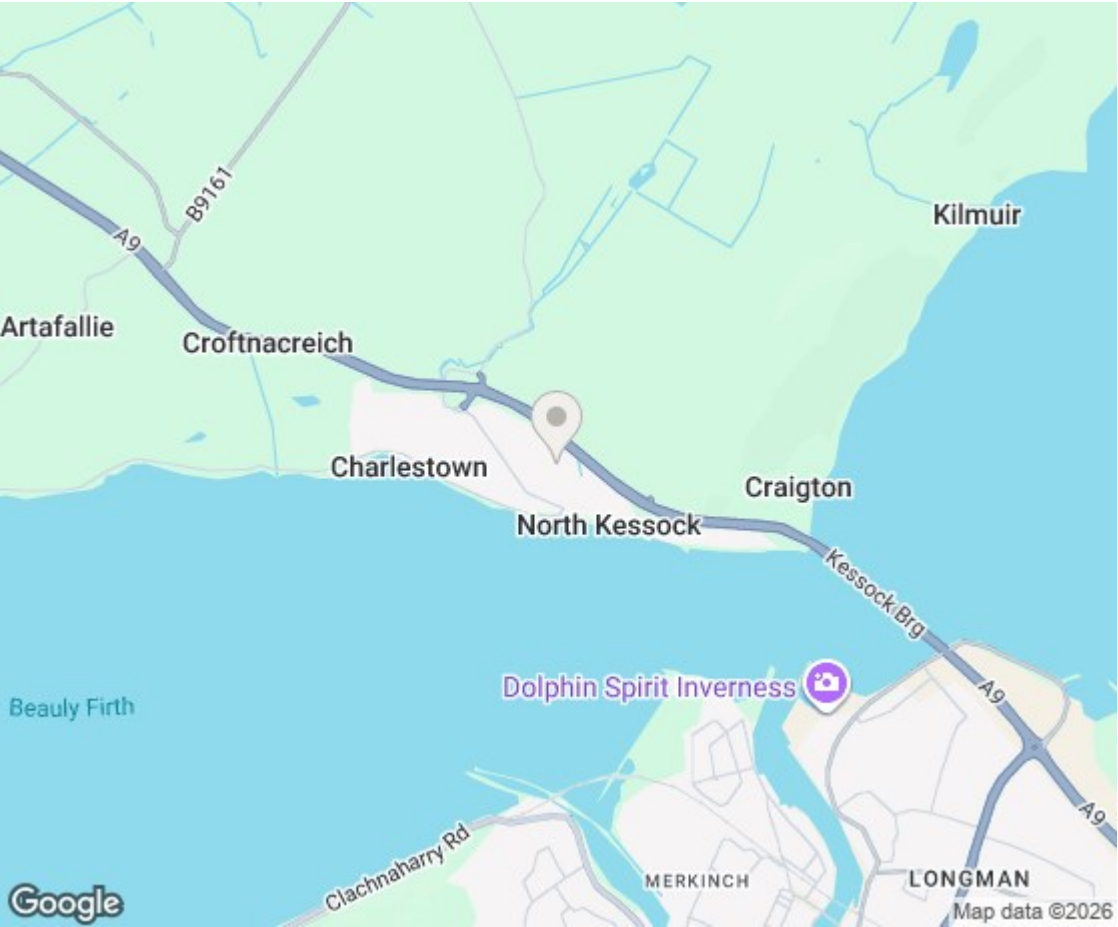
The Factors are Newton Property Management Ltd and the current factoring charge is £12.50 per calendar month.

EPC Rating B

Council Tax Band F

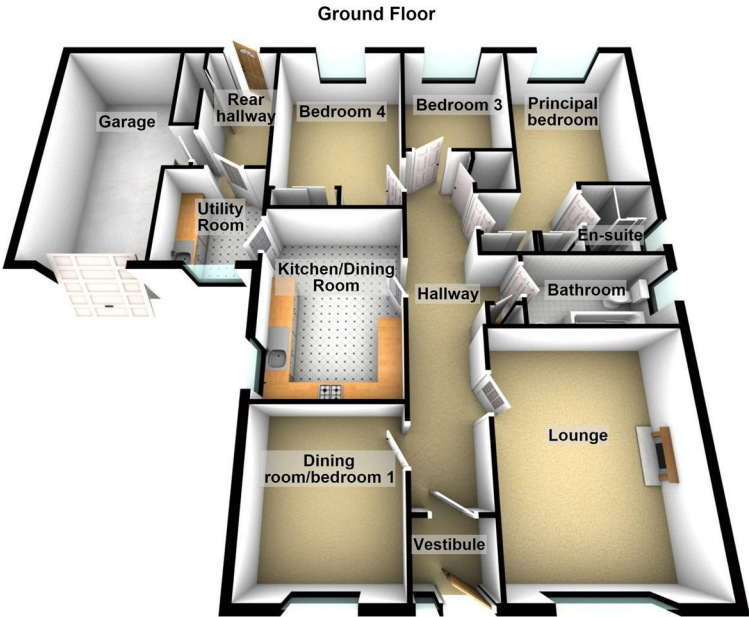






Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			94
(81-91) B			
(69-80) C			81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.