



Druvar
Dores Road, Inverness

A detached six bedroom property in the sought-after Holm area of the city.

A handsome family home providing generously-proportioned rooms and a wealth of large picture glazing, providing plenty of natural light and maximising the lovely garden views, located within close proximity to the River Ness and the City centre.



3 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



GARAGE



GARDEN



FREEHOLD



CITY



2,462 SQ FT



**OFFERS OVER
£435,000**

The property

Designed to create a light-filled and practical living and entertaining space, the home features large windows to enjoy the garden views – a particular highlight of the property.

The ground floor has a welcoming reception hall which includes useful storage. To the left is a spacious sitting room with dual aspect glazing, a stone-built fireplace with inset fire, a glazed door leading to the rear terrace, and double doors opening into a large dining room with fitted storage. On the right side of the hall is the principal bedroom complete with a sink, an ensuite shower room, and full height fitted storage. Opposite the principal bedroom sits the family bathroom and a large study with a useful sink. The generous rear-aspect kitchen/breakfast room, accessible via a sliding door from the dining room, comes complete with base units, integrated appliances, a part-glazed wall looking into the dining room, space for a table, and access to a spacious fitted utility room with extensive built-in storage and a door to a covered rear terrace.

The upper floor offers a large double bedroom and four single bedrooms/studies. All have fitted or useful eaves storage. There is also a second family bathroom.

Outside

Set behind low-level rendered walling on a prominent corner plot, the property is approached via a double wrought iron gate over a tarmac driveway giving access to the detached double garage. There is also private parking space both inside and outside the gate. The generous, enclosed garden surrounding the property is laid mainly to level lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a covered terrace accessible from the utility room and a large wraparound paved terrace accessible from the sitting room. The whole, ideal for entertaining and al fresco dining, is screened by mature shrubs and trees.



Location

The property is located near to the banks of the River Ness in the popular Holm area of Inverness. The city offers comprehensive amenities including a shopping centre, cafés, bars, restaurants, High Street shops and supermarkets. Leisure and entertainment facilities include Inverness Leisure & Aquadome, a theatre, cinema, Bught Park and popular island walks on the river. The countryside of the Scottish Highlands is varied, providing numerous leisure and sporting opportunities including skiing and hill climbing in the Cairngorms National Park. Transport links are excellent: the A96 runs from Aberdeen and links to the A9, giving access to the Northern and Southern Highlands, Inverness station (2.0 miles) offers regular onward links to major regional centres and Inverness Airport provides regular flights to UK and European destinations.

Distances

- Inverness High Street 1.6 miles
- Inverness Airport 10.7 miles

Nearby Stations

- Inverness 2 miles

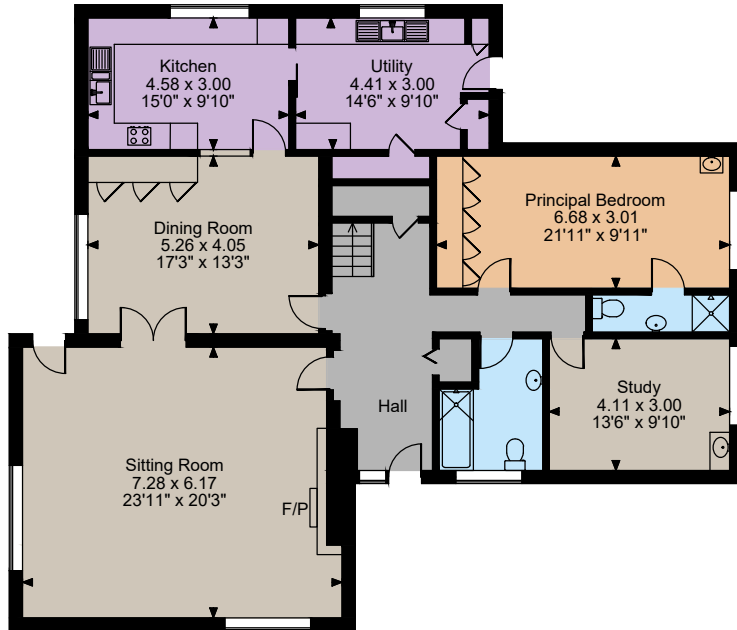
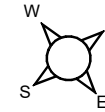
Key Locations

- River Ness & Ness Islands
- Eden Court Theatre
- Loch Ness
- Cairngorms National Park

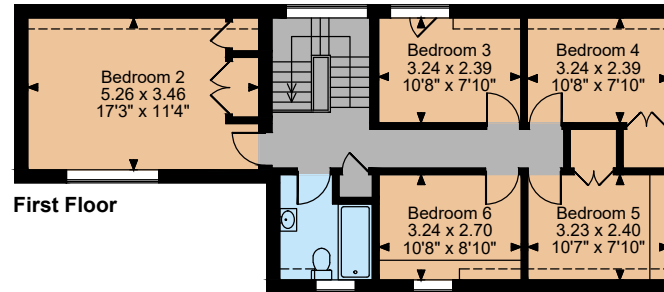
Nearby Schools

- Holm Primary School
- Bun-sgoil Ghaidhlig Inbhir Nis (Gaelic Primary School)
- Inverness Royal Academy
- Gordonstoun Independent School

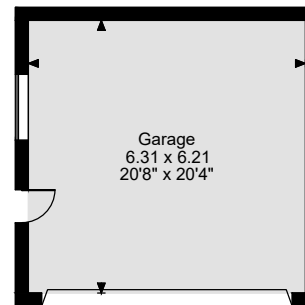




Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,462 sq ft (229 sq m)

Garage internal area 422 sq ft (39 sq m)

For identification purposes only.

Directions

Post Code: IV2 4QU

what3words: ///gathering.former.watches

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage, gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

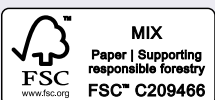
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Inverness

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