

Innes & Mackay

1 Moray Drive, Balloch, Inverness, IV2 7HS

- FOUR BED DETACHED BUNGALOW
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- QUIET SOUGHT AFTER LOCATION
- ENCLOSED GARDENS
- OFF ROAD PARKING

Offers Over

£280,000





DESCRIPTION

Located within the sought after and desirable area of Balloch, this four bed detached bungalow offers anyone looking for a comfortable family home with low maintenance gardens and off road parking. The property which would benefit from a degree of upgrading and modernisation, is fully double glazed, has gas central heating and only by viewing will one appreciate the potential this comfortable home has to offer.

LOCATION

The property is located in the peaceful village of Balloch, just seven miles from Inverness City Centre and five miles from Inverness Airport. Balloch benefits from ts own shop, primary school and veterinary surgery and all other amenities can be found in nearby village of Culloden, only 1 mile away. Culloden has an extensive range of shops and amenities such as dentist, doctors surgery and library. Inverness City Centre offers a further range of shopping, leisure and recreational activities associated with city living.

GARDENS

The gardens to the front are accessed via a driveway to the side which provides off road parking along with a gravelled pathway leading to the front door. Wrought iron gate also opens to the front of the property. Laid with grass and enclosed with a block built wall and mature hedging, there is an attractive decking area from which to enjoy the all day sun. To the rear, again, laid with grass, mature high hedging provides good privacy. External storage is provided by a metal shed along with an additional storage unit.

ENTRANCE HALLWAY

Part glazed front door opens into the carpeted hallway which provides access to the kitchen, lounge, shower room and four bedrooms. A built in shelved cupboard provides good storage and a hatch opens into the partially floored loft space.

LOUNGE

6.09m x 3.34m (19'11" x 10'11")

Located to the rear elevation, the lounge is a generous sized room overlooking the garden. Laid with carpet, this room as an open fire with tiled hearth and surround, providing a pleasing focal point.

KITCHEN

3.92m x 3.34m (12'10" x 10'11")

The kitchen fitted with a range of wood fronted floor based units and all mounted cupboards all providing good storage and working areas. Inset in the work counter and located below the window to the front is the one and a half bowl stainless steel sink with drainer to the side and below the counter is the slimline dishwasher and washing machine. With space for a fridge freezer, the kitchen also benefits from a "Belling" gas range cooker which is also included in the sale. With tiling between the units, the kitchen is finished with laminate floor tiles and a door opens through to the rear porch.

REAR PORCH

From here, access is gained via a part glazed door to the side of the property and there is a built in cupboard housing the Worcester gas boiler.

BEDROOM 1

4.33m x 2.70 (14'2" x 8'10")

Bedroom one is a double room located to the front elevation, is laid with carpet and benefits from built in wardrobes providing hanging rail and storage.

SHOWER ROOM

2.84m x 2.05m (9'3" x 6'8")

The shower room is furnished with a WC, wash hand basin and shower cubicle, housing a mains shower and folding seat. With a window to the side, this room is part finished with wet wall and is laid with ceramic floor tiles giving a pleasing finish.





BEDROOM 2
3.07m x 2.57m (10'0" x 8'5")
The second bedroom located to the side elevation is a good sized room, laid with carpet and has a built in wardrobe providing hanging rail and storage.

BEDROOM 3
3.74m x 2.96m (12'3" x 9'8")
Bedroom three located to the rear of the property and a window to the side, is laid with carpet.

BEDROOM 4
3.73m x 2.96m (12'2" x 9'8")
Bedroom four is located to the rear elevation and is laid with carpet.

HEATING
Gas central heating.

GLAZING
Fully double glazed.

PARKING
Off road parking.

COUNCIL TAX
Band E

EPC BAND
Band D66

SERVICES
Mains water, drainage, electricity, gas, telephone and TV points.

EXTRAS INCLUDED
All fitted carpets, light fittings, washing machine, range cooker, dishwasher. Garden shed and storage.

VIEWING
Viewing is through Innes and Mackay property department (01463) 251200.

HOME REPORT
Home Report can be viewed via our website.







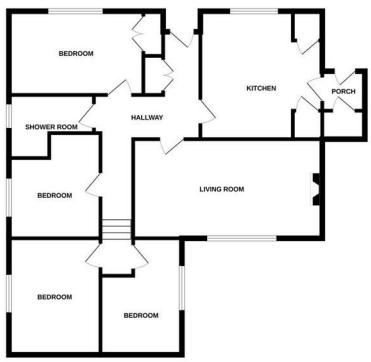









GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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