



BALLOCH



This delightful property is located in a quiet cul-de-sac in the popular area of Balloch on the Eastern edge of Inverness, the capital of the Highlands. It is particularly convenient for access to the A96, Inverness Airport and the new UHI Campus. Primary and secondary schooling is also close-by with excellent local bus services available to most parts of the city.

Inverness itself provides all the attractions and facilities

one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe. The Highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations. The Scottish Highlands are renowned for their outdoor pursuits with easy access from Inverness to the year-round sports

playground of The Cairngorm National Park. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are also well catered for with some of the most internationally famous and iconic courses such as Nairn and Castle Stuart, just a few minutes drive away.



Inverness City and Kessock Bridge | Inverness River View | Caledonian Canal | Castle Stuart Golf Club | Ardersier Bay



INVERNESS

LOUNGE



“...THE EXTENSIVE
KITCHEN/DINING/
FAMILY ROOM IS THE
HUB OF THE HOME...”



McEwan Fraser Legal are delighted to offer the opportunity to purchase this surprisingly spacious and extended three bedroom, semi-detached bungalow, located in a quiet street in Balloch, four miles from Inverness city centre and five miles from Inverness Airport. The property is in excellent decorative order and hides a few pleasant surprises just waiting to be discovered. This lovely property has been greatly improved and remodelled in recent years to provide a contemporary living environment.

The accommodation is all on one level and is entered through the front vestibule to the main hallway which gives access to

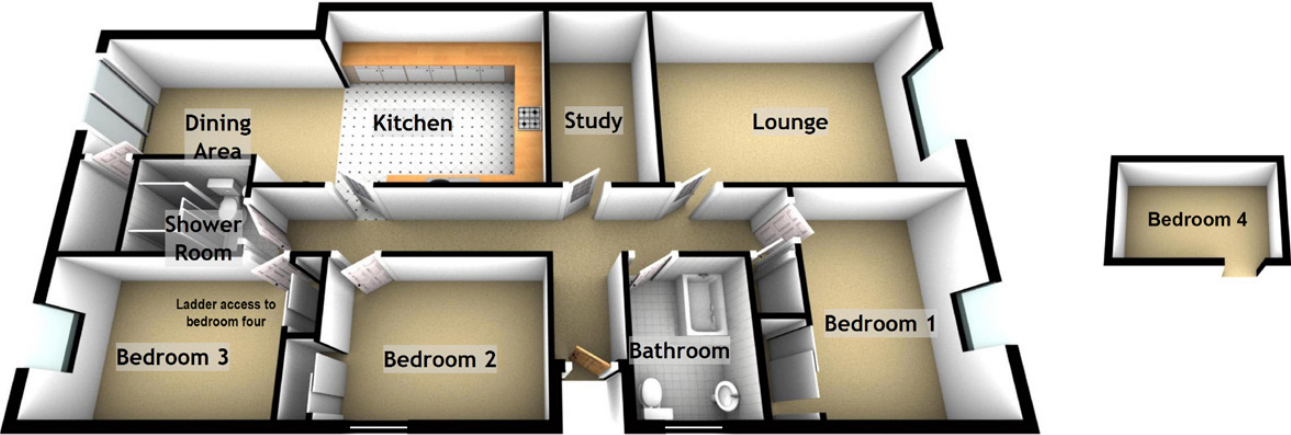
all rooms. The large lounge has views across The Moray Firth to The Black Isle but without doubt, the extensive kitchen/dining/family room is the hub of the home. The kitchen area is generously fitted with quality units and cupboards with the five burner gas hob ensuring that even the hungriest family will be well catered for. The family room has access to the rear garden via the double patio doors. The three bedrooms all come with mirrored fitted wardrobes with one of the bedrooms having additional loft space with two velux windows for further accommodation. The family bathroom has a shower over the bath and the additional separate shower room ensures that nobody should be late out of the

door in the morning. The box room is another bonus and could be used as a study or music room confirming large amounts of individual space on offer in this home.

The property benefits from gas fired central heating and double glazing throughout. The garage has a small workshop area, a carport and the chipped front garden allows off road parking for a large number of vehicles. The rear garden is private and fully enclosed yet is good sized and easily maintained with maximum sunlight being captured by its South facing aspect. A number of timber outbuildings are included providing a great deal of plenty storage for garden implements.

KITCHEN

SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.70m (12'2")
Kitchen	4.93m (16'2") x 3.70m (12'2")
Dining Area	2.88m (9'6") x 2.83m (9'4")
Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.50m (8'2")
Bedroom 3	3.50m (11'6") x 2.50m (8'2")
Bedroom 4	4.10m (13'5") x 2.50m (8'2")
Study	3.70m (12'2") x 1.80m (5'11")

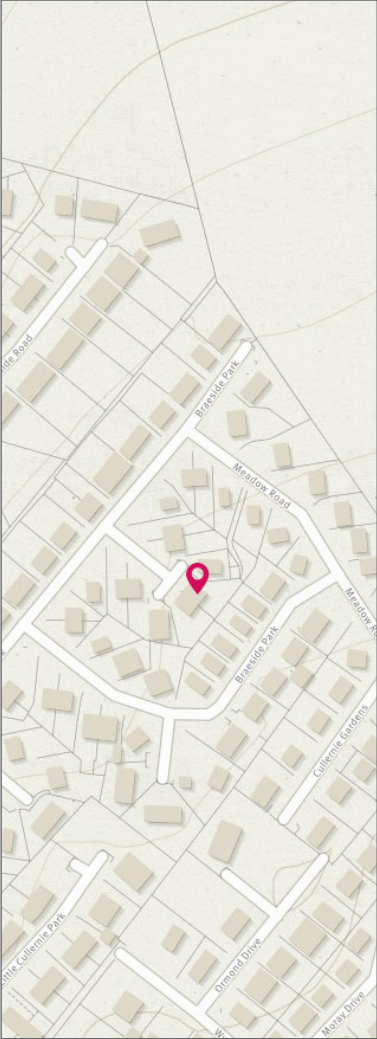
Bathroom	2.50m (8'2") x 1.58m (5'2")
Shower Room	1.86m (6'1") x 1.27m (4'2")

Gross internal floor area - 107m²

EPC Rating - D

Extras
(Included in the sale)

Carpets, blinds, oven and hob and timber outbuildings.



BEDROOMS & BATHROOMS




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
BRYONY STEWART
 Designer

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