




McEwan Fraser Legal
Solicitors & Estate Agents
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4 Underwood Place

BALLOCH, INVERNESS, HIGHLAND, IV2 7RF

BALLOCH

INVERNESS, HIGHLAND, IV2 7RF



4 Underwood Place 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 trunk road, Inverness Airport and the new UHI Campus. Balloch Primary School, Cullogen Academy, local health centre and dentist are also within easy reach along with a variety of convenience stores, take-away restaurants,

hairdresser and nursery. The area is well-served by excellent local bus services to most parts of the city and is near the large shopping parks at Eastfield and Inshes.

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 widely regarded as a world-class destination for outdoor pursuits with easy access 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.



4 UNDERWOOD PLACE

BALLOCH, INVERNESS, HIGHLAND, IV2 7RF



McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this attractive three-bedroom, detached bungalow, located in a quiet street in the popular residential area of Balloch, four miles from Inverness city centre and five miles from Inverness Airport. The property is in excellent decorative order and easily maintained.

The accommodation is all on one level and consist of a spacious lounge with open fire, breakfasting kitchen (including new integrated oven and hob, microwave,

washing machine, tumble dryer and integrated fridge freezer), separate dining room, three bedrooms all with fitted storage, shower room and conservatory.

The property benefits from electric storage heating and double glazing throughout. A mains gas connection is available at the property.

The front garden is laid mainly laid to lawn with a chipped driveway allowing off road parking and access to the concrete garage. A beautiful

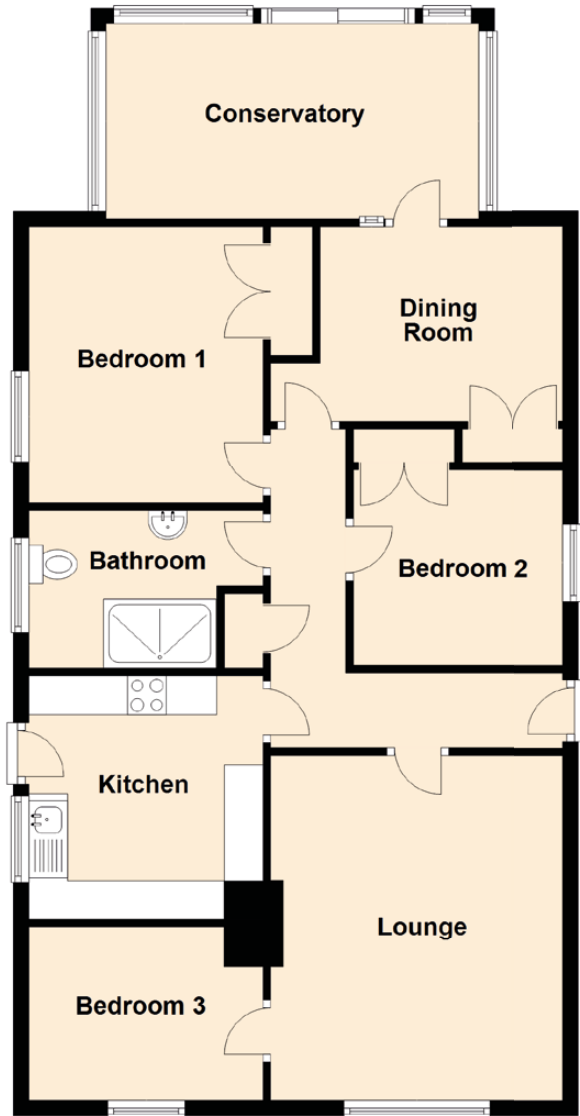
Monkey Puzzle tree complements the lawn and mature borders. The rear garden is private and fully enclosed, again laid mainly to lawn and easily maintained. The rear garden has lovely views over The Moray Firth to Ben Wyvis making it a delightful spot to sit outdoors and enjoy the weather. Two timber sheds provide storage space for garden tools and the like.

This charming property would make an ideal family or retirement home.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.47m (14'8") x 3.79m (12'5")
Kitchen	3.15m (10'4") x 3.03m (9'11")
Dining Room	3.79m (12'5") x 2.52m (8'3")
Conservatory	4.83m (15'10") x 2.53m (8'4")
Bedroom 1	3.59m (11'9") x 3.03m (9'11")
Bedroom 2	2.72m (8'11") x 2.53m (8'4")
Bedroom 3	3.03m (9'11") x 2.25m (7'5")
Bathroom	3.03m (9'11") x 2.04m (6'8")

Gross internal floor area (m²): 91m² | EPC Rating: E

Extras (Included in the sale): Integrated oven and hob, microwave, washing machine, tumble dryer, integrated fridge freezer, blinds, fitted floorcoverings and two timber sheds.

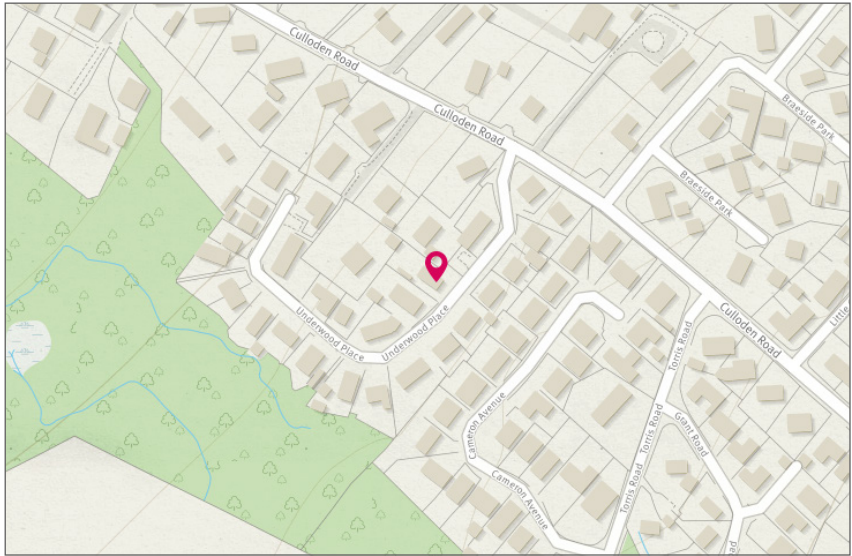


Image credit: <https://www.streetview.co.uk/samples/>



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