



Innes & Mackay

## 46 Balnakyle Road Inverness, IV2 4BS

- SEMI-DETACHED BUNGALOW LOCATED IN THE POPULAR LOCHARDIL AREA OF INVERNESS
- CLOSE TO PRIMARY SCHOOL AND PARK
- RECENTLY RENOVATED TO A HIGH STANDARD
- BRIGHT AND WELL-PROPORTIONED ACCOMMODATION
- THREE BEDROOMS
- ENCLOSED PRIVATE GARDEN
- AMPLE PARKING

**Offers Over  
£235,000**





## PROPERTY DESCRIPTION

Early viewing comes recommended for this three bedroom semi-detached bungalow, located in the popular Lochardil area of Inverness. Enjoying bright and well-proportioned accommodation through this property has been recently renovated to a high standard and enjoys a private enclosed garden to the rear. This desirable property would be suitable for a variety of buyers.

## LOCATION

The property is within easy walking distance of a general store which caters adequately for daily requirements, with a large selection at the nearby Tesco supermarket and petrol station. A regular bus service to and from Inverness City Centre is also routed close by. Education is provided at Lochardil Primary School or Inverness Royal Academy, both of which are within walking distance. Inverness, the main business and commercial centre in the Highlands, is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

## GARDENS

The lengthy driveway to the front of the property provides ample off-street parking for a number of cars. The garden to the front is laid to lawn and bordered with a variety of plants, shrubs and trees. The enclosed rear garden is laid

to lawn and planted with a mixture of shrubs and trees.

There is a small paved patio providing an ideal seating area and the garden also houses three garden sheds.

## ENTRANCE HALL

The L shaped hallway is laid with carpet and provides access to the lounge, three bedrooms and shower room. There are two cupboards providing storage and housing the gas boiler.

## LOUNGE

7.01m x 3.73m (22'11" x 12'2" )

The generous sized lounge is a bright and airy room with a large window to the front elevation. This room is laid with carpet and provides ample space for living and dining furniture. Access is provided to the kitchen.

## KITCHEN

3.33m x 2.36m (10'11" x 7'8")

The newly installed kitchen is fitted with a combination of wall mounted and floor based units with worktop, 1 1/2 bowl stainless steel sink with drainer, gas hob and extractor hood. Integrated appliances include a single oven, fridge freezer, washing machine and dishwasher. This room is laid with vinyl and access is provided to the rear garden.



## BEDROOM 1

3.60m x 3.34m (11'9" x 10'11")

Bedroom one is a good sized double room, located to the front of the property. This room is laid with carpet and benefits from a double integral wardrobe.

## BATHROOM

2.53m x 1.69m (8'3" x 5'6")

The bathroom is laid with vinyl flooring and furnished with a wash hand basin with fitted storage, WC, bath, mains shower, heated towel rail and illuminated mirror. There is a window to the side elevation.

## BEDROOM 2

3.35m x 2.43m (10'11" x 7'11")

Bedroom two is another double room laid with carpet. This room is laid with carpet and benefits from a single integral wardrobe.

## BEDROOM 3

3.35m x 2.42m (10'11" x 7'11")

The third bedroom is laid with carpet and has a window to the rear elevation.

## HEATING

Gas central heating

## GLAZING

Double glazing

## PARKING

Ample driveway parking with carport

## COUNCIL TAX BAND - D

## EPC BAND - C

## SERVICES

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

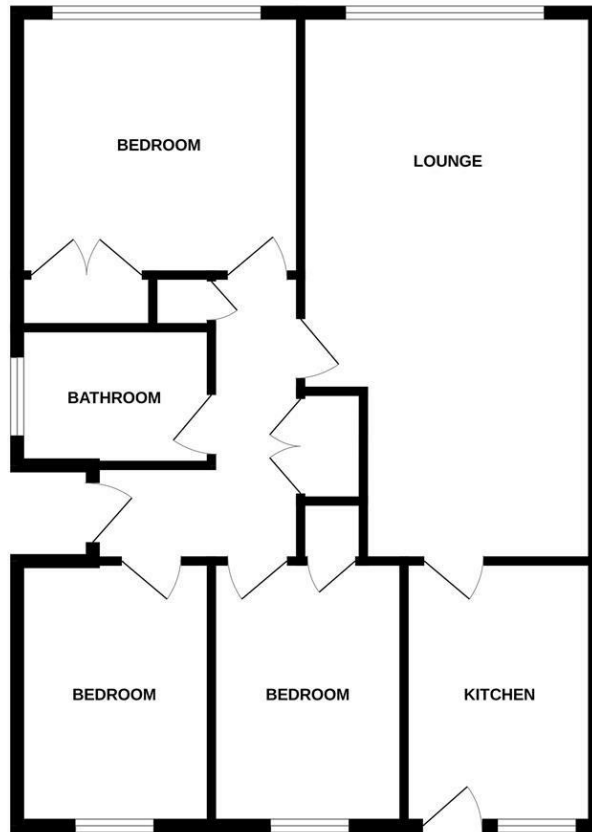
## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures and window fittings.

## VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.











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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