



Innes & Mackay

**9 Cameron Avenue  
Balloch, Inverness, IV2 7JT**

- DETACHED EXTENDED PROPERTY
- FIVE BEDROOMS - ONE ENSUITE
- LOVELY OUTLOOK TO WOODLAND AT THE REAR
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING
- GARAGE AND OFF ROAD PARKING

**Offers Over  
£380,000**



## DESCRIPTION

Only by viewing this desirable five bedroom property will one appreciate the deceptively spacious accommodation within, ideal for the growing family. The original bungalow built circa 1975 has been extended by the current owners in 2000 providing additional living space along with a self contained garden room ideal for a number of uses. The property is located within a quiet cul-de-sac and benefits from gas central heating, is fully double glazed and has ample off road parking along with a single attached garage.

## LOCATION

9 Cameron Avenue is located in the Balloch area of Inverness and backs onto amenity woodland to the rear. Balloch is a popular residential district, 4.2 miles from the city centre of Inverness. It is an established area with excellent local amenities and services. There is a regular bus service into the city centre, with a bus stop located near to the property. Primary schooling is available at the sought after Balloch Primary, which is located nearby, with secondary pupils attending Culloden Academy. A general store is located within easy reach of the property with further amenities available at Culloden, including a doctors surgery, chemist, hairdressers, bar and take-away. Its close proximity to the A96 and the A9 allows easy access to Raigmore Hospital, Beechwood Business Park and Stoneyfield Business and Retail Park, as well as only a five minute drive from Inverness Airport. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living.

## GARDENS

To the front of the property, the driveway is laid with lock block providing ample space for parking. Gate opens to the side and access is gained to the rear garden. The garden here is laid to grass with an elevated deep border which has a lovely colourful display of plants and flowers providing all year round colour. With a paved patio area providing an area for outdoor entertaining, a path leads to the detached garden room and there is a gate providing access to the woodland.

## ENTRANCE HALLWAY

Front door opens into the hallway which provides access to the dining room, kitchen, two bedrooms, study and bathroom. Good storage is provided by a built in cupboard which also houses the water tank. Located off this hallway are stairs leading up to the upper floor and stairs leading down to the lower floor.

## DINING ROOM

4.62m x 3.26m (15'1" x 10'8")

The dining room located to the front elevation, has double aspect windows allowing good light to this room. Double doors open through to the kitchen/family room. Carpet.

## KITCHEN/FAMILY ROOM

6.91m x 3.30m (22'8" x 10'9")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the gas hob with extractor hood over and integrated oven to the side with



microwave above. Located below to the window to the side is the stainless steel sink with drainer to the side. This room which also has a breakfast bar, provides space for a settee and there is a large glass fronted dresser providing good storage and display shelving. Door opens to the side of the property.

#### **BEDROOM 5**

4.08m x 2.65m (13'4" x 8'8")

This room, has a window to the side and benefits from built in double wardrobes providing hanging rail and storage.

#### **STUDY**

3.10m x 2.70m (10'2" x 8'10")

Currently used as a study, this is a bright room with window to the rear. Laminate flooring completes this room.

#### **BEDROOM 4**

3.27m x 2.94m (10'8" x 9'7")

This is a bright room by virtue of the Velux window, allowing a flood of natural light. Laminate flooring completes this room.

#### **BATHROOM**

3.01m x 2.31m (9'10" x 7'6")

The bathroom is furnished with a four piece suite comprising a walk in tiled shower cubicle housing a mains shower, bath, WC and wash hand basin with cupboard under providing good storage. With a window to the side, this room is finished with attractive floor and wall tiles all giving a pleasing finish. Chrome ladder style heated towel rail completes this room.

#### **UPPER FLOOR**

Stairs lead to the upper floor which provides access to two

further bedrooms one with en-suite shower room. A built in double cupboard provides good storage.

#### **BEDROOM 1 & EN-SUITE**

5.26m x 3.60m (17'3" x 11'9")

The master bedroom located to the rear elevation overlooks the garden and onto the woodland beyond. This room, laid with laminate flooring benefits from fitted bedroom furniture all providing good storage and hanging rails. Door opens through to the en-suite shower room.

#### **EN-SUITE SHOWER ROOM**

3.52m x 2.42m (11'6" x 7'11")

The en-suite shower room is furnished with a WC, wash hand basin with storage under and a tiled shower cubicle housing a mains shower. Velux window to the side allows a good source of natural light. Underfloor heated tiling and wall mounted mirror fronted cabinet complete this room.

#### **BEDROOM 2**

3.53m x 3.21m (11'6" x 10'6")

This bedroom is a good sized double room with a Velux window to the side.

#### **LOWER GROUND FLOOR**

Located here is the the utility room, further bedroom and the sitting room.

#### **UTILITY ROOM**

3.51m x 2.14m (11'6" x 7'0" )

The utility room has plumbing for a washing machine, space for a tumble dryer and a stainless steel sink with drainer to the side. Window to the side, part glazed door and a built in



cupboard provides good storage. Attractive floor tiles complete this room.

### **BEDROOM 3**

3.55m x 3.20m (11'7" x 10'5" )

This bedroom is a double room with window to the side, providing good light dimension. Laminate flooring.

### **SITTING ROOM**

5.26m x 3.60m (17'3" x 11'9")

The sitting room is a generous sized room with windows to the rear looking out to the gardens and woodland beyond.

French doors open out to the patio area at the side. Laminate flooring completes this room.

### **GARDEN ROOM**

5.18m x 3.48m (16'11" x 11'5")

The self contained garden room has its own power supply and would be ideal for anyone working from home.

### **HEATING**

Gas central heating. The extension to the rear has underfloor heating.

### **GLAZING**

The property is fully double glazed.

### **PARKING/GARAGE**

Ample parking on the driveway with access to the attached single garage.

### **COUNCIL TAX**

Band E

### **EPC**

C76

### **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds, dishwasher, washing machine, gas hob, electric oven, microwave and fridge freezer.

### **SERVICES**

Mains water, drainage, gas, electricity, telephone and Fibre broadband. Electric car charging point. Outside tap.

### **VIEWING ARRANGEMENTS**

Viewing is through Innes and Mackay property department (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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