



**Harper
Macleod LLP**
Estate Agents & Solicitors

5 Culloden Road, Balloch IV2 7HQ

Fixed price £310,000



5 Culloden Road

Balloch, IV2 7HQ

***FIXED PRICE - £15,000 BELOW HOME REPORT VALUATION"**

Fabulous opportunity to purchase a four bedroom 1 1/2 storey detached family home tucked away in a quiet cul-de-sac with off-street parking and a single detached garage, situated in the popular village of Balloch, approximately 3 miles east of the City of Inverness.

The bright and spacious accommodation comprises on the ground floor an entrance vestibule, hallway, lounge, kitchen/diner, bathroom, three bedrooms and a utility room. On the first floor there is an open plan family room, kitchenette, inner hallway, bedroom and shower room. The first floor accommodation could be utilised for self-contained accommodation suitable for a student or an elderly relative. Partial views of the Black Isle are enjoyed from this home.

Entrance vestibule

4'9" x 3'1" (1.47m x 0.95m)

Hallway

5.67m x 1.42m x 0.69m x 3.77m x 2.79m x 1.04m

Lounge

4.36m x 5.43m

Bedroom 1

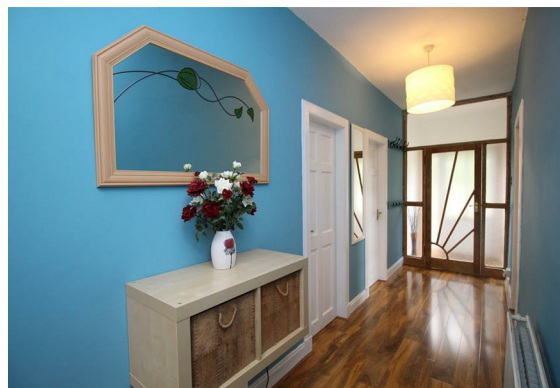
3.00m x 4.76m

Bedroom 2

3.60m x 2.72m

Kitchen/diner

11'3" x 13'7" (3.45m x 4.15m)





Utility room

5'5" x 6'10" (1.66m x 2.10m)

Bathroom

8'6" x 6'1" (2.60m x 1.87m)

Inner hallway

4'3" x 8'9" (1.32m x 2.69m)

Bedroom 3

8'8" x 11'1" at widest point (2.66m x 3.38m at widest point)

First floor:

Family room

20'7" x 14'8" (6.28m x 4.49m)

Kitchenette

7'3" x 9'1" (2.22m x 2.78m)

Hallway

8'10" x 4'2" (2.71m x 1.29m)

Shower room

5'6" x 9'0" (1.70m x 2.76m)

Bedroom 4

13'4" x 13'2" (4.08m x 4.03m)

Garage

10'2" x 18'1" x 7'3" (3.12m x 5.53m x 2.22m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating D

Council Tax Band F

Private Access Road



There is mature garden ground to the front, side and rear of the property with a lovely decking area to the front.

The home benefits from gas central heating and triple glazing downstairs and double glazing upstairs.

Balloch has a Primary school, village hall, bowling club, veterinary surgery and convenience store. Secondary schooling is available at Culloden Academy, which has a community leisure complex.

There is a regular bus service to and from Inverness and Nairn.

This is a fantastic location for enjoying the beautiful walks in the Culloden Woods and cycle routes. The historic Culloden battlefield is also nearby.

Inverness offers an extensive range of retail, leisure and business facilities. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Accommodation:

Entrance vestibule 1.47m x 0.95m

Double glazed door with side glazed panel opening into the entrance vestibule. Glazed door with side glazed panels opening into the hallway. Laminate flooring.

Hallway 5.67m x 1.42m x 0.69m x 3.77m x 2.79m x 1.04m

Doors to entrance vestibule, lounge, two bedrooms, inner hallway, bathroom, kitchen/diner and rear vestibule. Laminate flooring.

Lounge 4.36m x 5.43m

Double aspect to front and side. Wood burning stove set on slate hearth with wooden mantelpiece. Carbon monoxide alarm. Smoke alarm. Carpet.

Bedroom 1 3.00m x 4.76m

Double aspect to front and side. Double mirrored wardrobes. Carpet.

Bedroom 2 3.60m x 2.72m

Window to side. Two free standing double wardrobes with mirror. Carpet.

Kitchen/diner 3.45m x 4.15m

Double aspect to side and rear. Base units with worktop and tiled splashback. Stainless 1 ½ bowl sink with right hand drainer. Integrated Samsung induction hob and AEG oven. Bosch dishwasher and fridge. Three shelves. Pendant lights and spotlights. Heat alarm. Laminate flooring.

Utility room 1.66m x 2.10m

Window to side and door to side. Tumble dryer. Plumbed for washing machine. Tiled flooring.

Bathroom 2.60m x 1.87m

Window to rear. White WC and wash hand basin set in vanity unit with shelf. Bath with shower above, shower screen and tiling. Wooden storage shelf. Vinyl flooring.

Inner hallway 1.32m x 2.69m

Door to bedroom and staircase to first floor. Coat hooks. Two bookcases. Carpet and laminate flooring.

Bedroom 3 2.66m x 3.38m at widest point.

Window to side. Carpet.

First floor:

Family room 6.28m x 4.49m

Staircase leading up to the family room. Double aspect to front and side. Two storage cupboards giving access to the eaves. Walk-in storage cupboard. Spotlights. Smoke alarm. Laminate flooring.

Kitchenette 2.22m x 2.78m

Window to rear. Base units with worktop and tiled splashback. Stainless steel sink with right hand drainer. Chrome towel radiator. Spotlights. Smoke alarm. Vinyl flooring.

Hallway 2.71m x 1.29m

Doors to family room, bedroom and shower room. Storage cupboard. Walk-in storage cupboard housing the water tank and Worcester central heating boiler. Cork tiles.

Shower room 1.70m x 2.76m

Window to rear. White WC and pedestal wash hand basin with mirror above. Shower cubicle with Triton Madrid II electric shower and wet wall. Chrome towel radiator. Three shelves. Extractor. Vinyl flooring.

Bedroom 4 4.08m x 4.03m

Window to side. Free standing wardrobes. Spotlights. Carpet.

Garage 3.12m x 5.53m x 2.22m

Up and over door at front. Window and side entrance door. Power and light. Storage shelves.

Outbuildings

Wood store.

Garden ground

The front garden is laid to lawn with a decking area enjoying the views towards the Black Isle. There is a driveway to the side of the property provides ample off street parking.

The private garden to the rear of the property has been laid out with a mixture of slabs and gravel for low maintenance. There is a rotary clothes dryer and an outside water tap.

Extras

All fitted floor coverings, blinds, double wardrobe in bedroom 1, wardrobe and chest of drawers in bedroom 2, custom built wardrobes in bedroom 4, dishwasher, fridge and tumble dryer are included in the sale price.

Heating and glazing

Gas central heating.

Triple glazing downstairs. Double glazing upstairs.

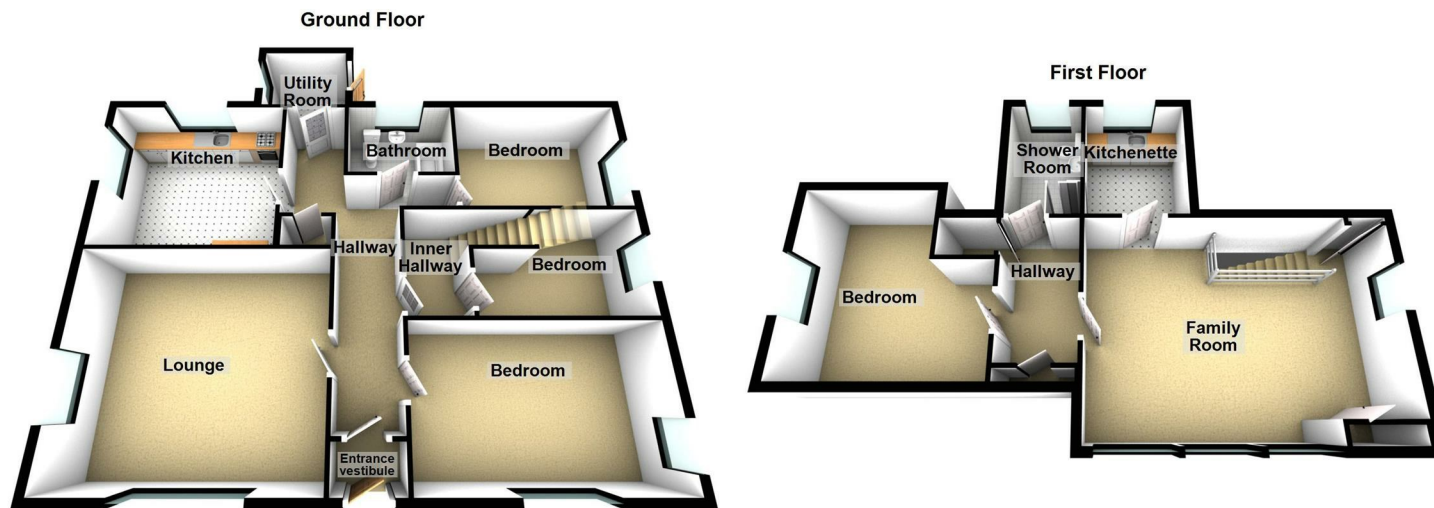
Services

Mains gas, electricity, water and drainage. Fibre broadband.









Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	

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