

# 5 Culloden Road, Balloch

Inverness, IV2 7HQ

**Offers Over £285,000**







### Overview

- Rarely available 4 bedroom detached villa with open outlook
- Fantastic family home with spacious accommodation
- Sought after Balloch Primary catchment
- Lounge, sitting room, kitchen/diner, bathroom, shower room, office/kitchenette
- Gardens, garage and drive with space for 3 vehicles
- EPC band C



### Description

Deceptively spacious 4 bedroom detached family villa located in the popular Balloch area on the east side of Inverness. Set at the end of a small cul-de-sac on Culloden Road, this charming property offers well-proportioned rooms and a flexible layout which will appeal to families and professionals alike. Over the years the current owners have upgraded and redecorated the property to create a modern family home. The generous lounge has a feature wood burner and large windows on dual aspect where views across the Moray Firth can be appreciated. The fitted kitchen has plenty of units and shelving, a gas cooker which is included in the sale and ample space for a table and 5 chairs. Continuing on the ground floor are three bedrooms, the family bathroom and a useful utility. Upstairs has a large sitting room for more informal entertaining, a useful office/kitchenette, contemporary shower room and the main bedroom. There are three cupboards providing plenty of additional storage. The property is completed with gas central heating and mixed glazing. Outside the garden wraps around the property to the front, side and rear. Mostly laid to lawn with mature shrubs and trees, the rear garden also has a patio area idea for entertaining. The drive has space for 3 vehicles leading to a large garage with workshop to the side with power and lights. This is a fantastic opportunity to purchase a unique, established family home in a sought-after area.





## Room Dimensions

Lounge	(14' 4" x 17' 10") or (4.38m x 5.43m)
Kitchen	(13' 5" x 10' 6") or (4.10m x 3.20m)
Utility Room	(5' 6" x 7' 7") or (1.68m x 2.32m)
Bedroom 2	(15' 8" x 10' 0") or (4.78m x 3.05m)
Bedroom 3	(8' 11" x 11' 11") or (2.72m x 3.62m)
Bedroom 4	(11' 6" x 8' 8") or (3.50m x 2.64m)
Bathroom	(8' 8" x 6' 0") or (2.64m x 1.83m)
Sitting Room	(15' 0" x 20' 7") or (4.58m x 6.28m)
Office	(7' 4" x 8' 11") or (2.24m x 2.71m)
Bedroom 1	(13' 10" x 13' 3") or (4.22m x 4.04m)
Shower Room	(5' 7" x 5' 3") or (1.71m x 1.61m)





### Services

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

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Gas cooker. Garden shed and wood store. Furniture available under separate negotiation.

### Entry

By mutual agreement.

### Council tax

Band F

### Viewing

To view this property please contact Emma on 07850407884 or 01463 233218.



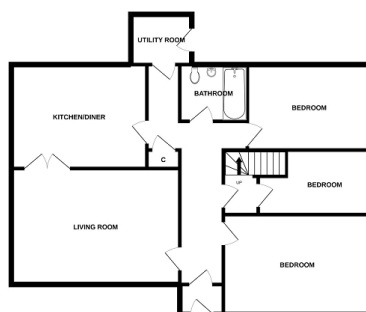
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