

12 Moray Drive, Balloch,
Inverness, IV2 7HS

Fixed Price £205,000





Overview

- Fantastic 2 bed detached bungalow
- Sought after Balloch Primary catchment
- Ideal first time buy or retirement property
- Lounge, kitchen/diner, 2 double bedrooms, bathroom
- Large corner plot, drive, garden shed and greenhouse
- EPC Band C



Description

Fantastic 2 bedroom bungalow in the sought after Balloch area of Inverness. Set within a good sized corner plot in a quiet street, this spacious bungalow will appeal to first time buyers or those looking for an easy to maintain retirement bungalow. The bright and spacious lounge with feature gas fireplace has a large picture window overlooking the front garden. The modern kitchen/diner has ample space for a dining table and 4 chairs, and it comes with integrated, gas hob, electric double oven, extractor, separate fridge/freezer and washing machine. There are two well appointed double sized bedrooms, both with fitted wardrobes. Completing the accommodation is a family bathroom with shower over the bath. Two double hall cupboards and a partially floored loft provide plenty of additional storage space. There are gardens to the front, rear and side of the property where sun can catch it throughout the day. The rear is mostly laid with a patio, and there is a greenhouse and large shed for additional storage. An access ramp leads to the back door. To the front the garden is mostly laid to lawn and there is a drive with parking for 3 vehicles.



Room Dimensions

Lounge (14' 2" x 15' 7") or (4.31m x 4.76m)

Kitchen (15' 9" x 10' 0") or (4.80m x 3.06m)

Bedroom 1 (11' 0" x 11' 2") or (3.36m x 3.40m)

Bedroom 2 (8' 11" x 11' 4") or (2.72m x 3.46m)

Bathroom (6' 8" x 5' 1") or (2.02m x 1.55m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, electric double oven and extractor. Fridge/freezer and washing machine. Garden shed and greenhouse.

Services

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

Tenure

Freehold

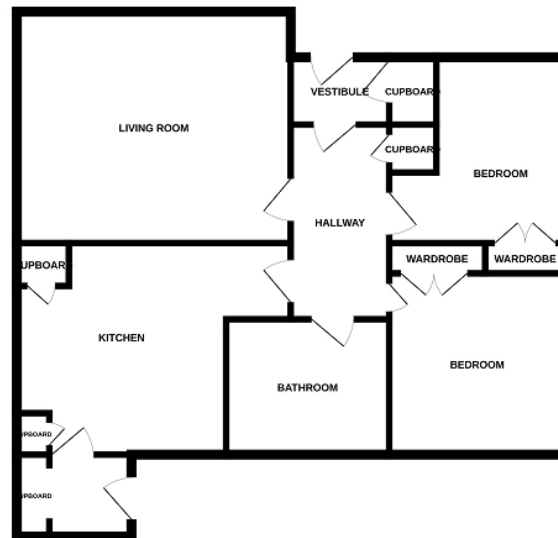
Council tax

Band D

Viewing

To arrange a viewing of this property please contact Emma MacLaren on 01463 233218 or 07850 407 884.

GROUND FLOOR



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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