

Edgefield, Upper Cullernie

Balloch, Inverness, IV2 7HU



Offers Over £320,000





Overview

- Spacious detached 4 bed villa
- Semi rural location on edge of Balloch
- Lounge, dining room, kitchen/diner, 4 bedrooms, bathroom, shower room
- Extended accommodation with flexible layout throughout
- Enclosed private gardens, parking, car port, hot tub, covered seating area
- EPC Band F



Description

Fantastic opportunity to purchase an individually designed family home, located on the outskirts of Balloch, Inverness. Built to a high standard and unique design, this contemporary villa is in immaculate condition throughout. Extended three times over the years, the property would suit a range of buyers looking for a spacious home with a flexible layout. The ground floor consists of an extended lounge with double aspect windows, woodburning stove and a lantern roof window. There is a formal dining room, again with a lantern roof window and patio doors. The contemporary open plan kitchen/family room is the heart of the home, complete with wood burning stove and underfloor heating. Off the kitchen is the utility area which has two sets of patio doors leading to the front garden. Completing the ground floor are two well appointed double bedrooms, both with fitted wardrobes and the family bathroom with separate shower cubicle. Upstairs there are a further two double bedrooms, both with dormer and Velux windows and beautiful views of the surrounding countryside and the Moray Firth. A shower room and office area complete the first floor accommodation. There is triple glazing throughout, highly efficient German electric radiators and gas cylinders for the hob. The gardens surrounding the property are fully enclosed with a lawn area, wildlife pond, raised decking and covered entertaining area with Hot Tub which is also included in the sale. The front garden is laid to lawn with a patio area which catches the morning sun and a large carport leading to a shed/workshop with power and lights. To the rear the garden is also laid to lawn with a raised decking, ideal for entertaining. The driveway has space for two cars.

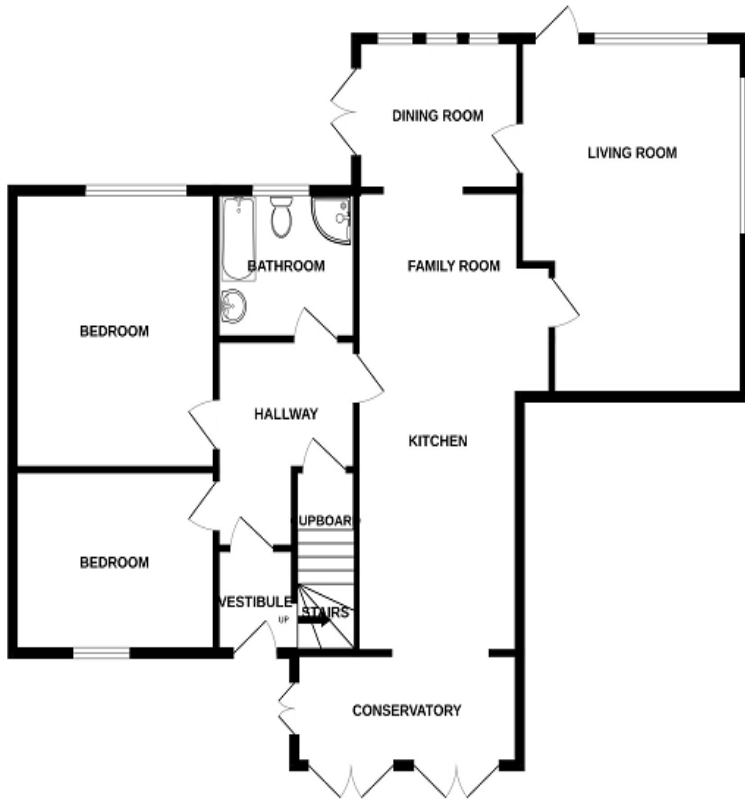


Room Dimensions

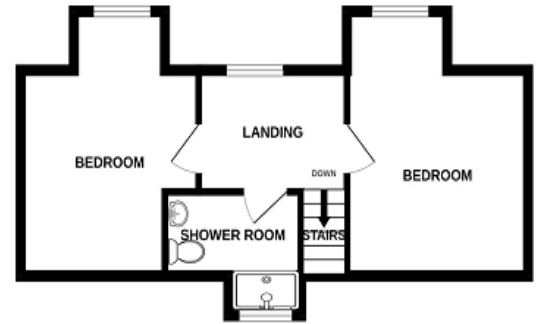
Lounge	(15' 10" x 13' 3") or (4.83m x 4.03m)
Dining Room	(10' 5" x 8' 2") or (3.18m x 2.48m)
Kitchen/ Family Room	(25' 0" x 11' 5") or (7.62m x 3.48m)
Utility Room	(9' 10" x 5' 9") or (3.00m x 1.75m)
Bedroom 3 (downstairs)	(15' 9" x 11' 6") or (4.80m x 3.50m)
Bedroom 4 (downstairs)	(9' 7" x 6' 2") or (2.93m x 1.89m)
Bathroom (downstairs)	(5' 8" x 7' 0") or (1.72m x 2.14m)
Bedroom 1	(11' 6" x 14' 1") or (3.50m x 4.29m)
Bedroom 2	(9' 9" x 12' 8") or (2.96m x 3.85m)
Shower Room	(5' 9" x 4' 2") or (1.74m x 1.26m)



GROUND FLOOR



1ST FLOOR



Floor Space

132m²

Services

Mains electricity, water and drainage. Gas cylinders for the hob.

Extras

All fitted fixtures, floor coverings and light fittings. Blinds, curtain poles and curtains (except those on ground floor). Integrated gas hob, electric double oven and extractor hood, dishwasher. Garden shed.

Council Tax

Band E

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing please contact Louise on 07796 673594 or 01463 233218.



Tel: 01463 233218

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

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