

# 10 Moray Drive

Balloch, Inverness, IV2 7HS

Offers Over £285,000





### Overview

- Spacious detached bungalow in popular location
- Sought after Balloch Primary catchment area
- Lounge, kitchen/diner, 3 double bedrooms, en suite, bathroom, sun room
- Enclosed front and rear gardens, garage, ample parking
- Ideal for families or those looking for retirement property
- EPC band C



### Description

A well-presented three-bedroom detached bungalow located in the popular residential area of Balloch. 10 Moray Drive offers comfortable and practical living, ideal for families, downsizers, or first-time buyers. A welcoming porch leads you into the property which includes a bright and spacious lounge and an open-plan kitchen/diner. The kitchen comes with a range cooker with electric ovens and a gas hob, extractor fan, and a washing machine. The dining area can accommodate a table and 6 chairs, and has double doors leading into the sunroom with French doors opening out to a private rear garden. There are three bedrooms, with the principal bedroom benefiting from an en suite shower room. A modern family bathroom serves the remaining bedrooms. Additional features include gas central heating, double glazing, fibre optic broadband, driveway parking, and a garage.



## Room Dimensions

Lounge	(13' 6" x 14' 8") or (4.11m x 4.48m)
Kitchen / Diner	(22' 10" x 10' 2") or (6.96m x 3.10m)
Sun Room	(13' 7" x 10' 11") or (4.13m x 3.34m)
Principal Bedroom	(10' 3" x 10' 1") or (3.12m x 3.08m)
Principal Bedroom En Suite	(4' 9" x 10' 0") or (1.46m x 3.05m)
Bedroom 2	(10' 2" x 11' 3") or (3.09m x 3.42m)
Bedroom 3	(10' 0" x 7' 10") or (3.04m x 2.38m)
Bathroom	(8' 7" x 5' 5") or (2.62m x 1.64m)





#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Kitchen appliances including the range cooker with electric ovens and a gas hob, extractor fan, and a washing machine.

#### Services

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

#### Council tax

Band E

#### Tenure

Freehold

#### Floor Area

111m<sup>2</sup>

#### Entry

By mutual agreement.

#### Entry

To arrange a viewing of this property please contact Travis on 01463 233218 or 07402 405946



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