

11 Woodend Road

Balloch, Inverness IV2 7JS

Offers Over £295,000





Overview

- Spacious detached villa in a quiet cul de sac
- Sought after Balloch Primary catchment area
- Lounge, kitchen/diner, 4 bedrooms, utility, bathroom, and shower room
- Enclosed garden, detached garage, drive with parking for 2 cars
- Desirable home with flexible layout ideal for families
- EPC band D



Description

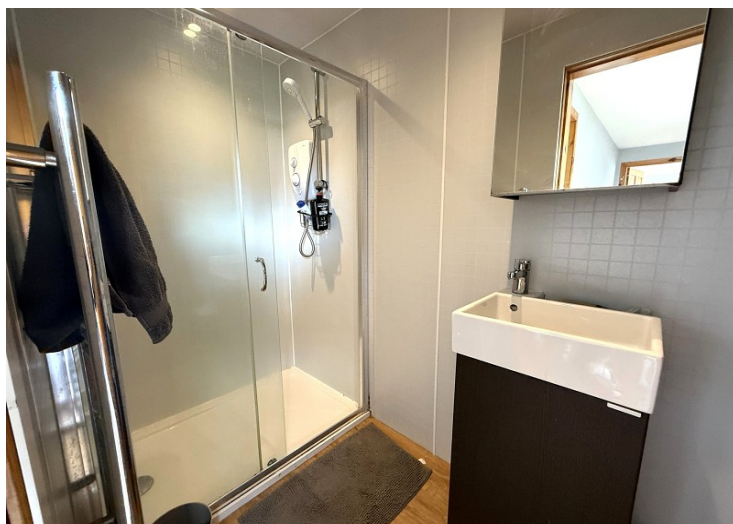
Fantastic opportunity to purchase a desirable family home in the popular area of Balloch. Nestled in a peaceful cul-de-sac within the sought after area of Inverness this detached villa presents an excellent opportunity for discerning buyers. Spacious and well-appointed, this home will appeal to professionals and families alike. The lounge is filled with natural light, thanks to double French doors that open onto the rear garden, creating a warm and welcoming atmosphere. It also features a stylish gas fire with an elegant surround, perfect for cosy evenings.

The kitchen is thoughtfully designed with ample worktop space and storage units. Integrated appliances include double oven, microwave, hob and hood, along with a free-standing dishwasher and fridge freezer. A breakfast bar comfortably seats four - perfect for casual dining. The property features a separate utility room equipped with a tumble dryer. On the ground floor there are 2 spacious double bedrooms - one of which includes built-in wardrobes. The bathroom with shower over bath is also located on the ground floor. Upstairs, you will find two additional bedrooms both of which have built-in wardrobes and a shower room,. The main bedroom enjoys the added luxury of walk-in wardrobes, and theres also a convenient hall cupboard for extra storage. There is double glazing and gas central heating throughout. The front garden features a well-maintained lawn and a driveway that leads directly to the garage. At the rear, the garden is also laid to lawn and includes a patio area perfect for outdoor relaxation.



Room Dimensions

Lounge / Diner	(19' 8" x 10' 7") or (6.00m x 3.22m)
Kitchen	(10' 8" x 12' 0") or (3.25m x 3.65m)
Utility Area	(5' 5" x 3' 11") or (1.65m x 1.19m)
Bedroom 3 (downstairs)	(8' 8" x 15' 11") or (2.63m x 4.85m)
Bedroom 2 (downstairs)	(13' 1" x 8' 3") or (3.99m x 2.51m)
Bathroom	(5' 10" x 8' 3") or (1.79m x 2.52m)
Bedroom 1	(15' 3" x 11' 4") or (4.64m x 3.46m)
Bedroom 4	(11' 5" x 8' 1") or (3.49m x 2.46m)
Shower Room	(9' 1" x 3' 5") or (2.76m x 1.03m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include double oven, microwave, hob and hood. Free standing dishwasher, washing machine, tumble dryer and American style fridge/freezer.

Services

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

Council Tax

Band E

Tenure

Freehold

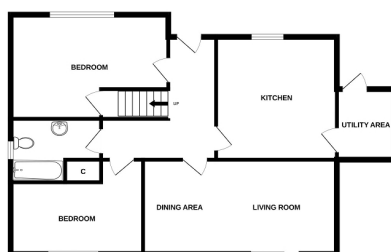
Floor area

125m²

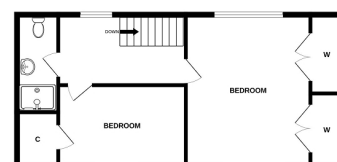
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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