

**Services**

Mains electricity, water and drainage.

**Extras**

All carpets, fitted floor coverings, curtains, blinds and white goods.

**Heating**

Gas warm air heating.

**Glazing**

Double glazed windows.

**Council Tax Band**

D

**Viewing**

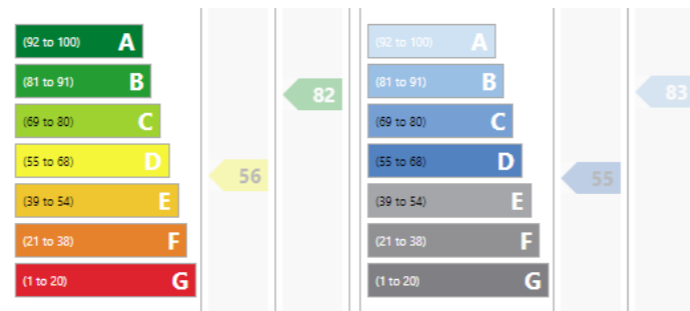
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £190,000  
 A full Home Report is available via Munro & Noble website.



**65 Balnafettack Crescent  
 Inverness  
 IV3 8TG**

A pleasant, two bedroomed semi-detached bungalow located in the well-sought after area of Balnafettack, offering many pleasing features including double glazing and off-street parking.

**OFFERS OVER £188,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Semi-Detached Bungalow
- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas Warm Air
- Garden
- Off-Street Parking

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



### Property Description

65 Balnafettack Crescent is a two bedroomed, semi-detached bungalow. This is located in the Balnafettack district of Inverness, and would make an ideal family home. Benefiting from off-street parking, double glazing and gas warm air heating, early viewing is highly recommended to fully appreciate the accommodation on offer. Spread over one floor, the accommodation within comprises an entrance hall with ample storage facilities, two double bedrooms, both having fitted wardrobes, with the principal bedroom having mirrored wardrobes, a modern bathroom which has a WC, a wash hand basin and a bath with electric shower over and a bright and spacious open plan lounge/diner. Completing this accommodation is the well-appointed sleek and stylish kitchen which comprises wall and base mounted units and worktops, complimentary splashbacks, a stainless steel sink with taps and drainer, and an integral electric oven with gas hob with extractor fan over. Included in the sale is the washing machine, fridge and freezer.

The property has gardens to the front and rear elevations and a tarmac driveway that leads up the side of the property to the timber shed. To the rear of the property, the garden is laid to lawn with some mature trees and plants, and there is a gravel area to enjoy al-fresco dining. Local amenities include both primary and secondary schooling, Blackpark Filling Station and Kinmylies Shopping area. There is a regular bus service to and from Inverness City Centre where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops.

### Rooms & Dimensions

Entrance Hall

Bedroom Two

Approx 2.61m x 3.21m

Lounge/Diner

Approx 3.59m x 6.51m

Kitchen

Approx 2.96m x 2.91m

Bedroom One

Approx 3.19m x 2.97m

Bathroom

Approx 2.00m x 2.08m

### Bathroom

