



66 Ballifeary Road & Chalet, Inverness, IV3 5PF

Offers Over £450,000

REF: 61045





description

This delightful, five bedroom detached villa is located in the popular Ballifeary area of the City, close to excellent facilities and within easy walking distance of the City Centre. In walk-in condition throughout, the property which has been extended, benefits from a stunning self-contained chalet, ideal for holiday lets or providing accommodation for the extended family, gas central heating complemented by an open fire and log burner, double glazing and off-street parking. Offering ample storage and well-proportioned rooms, this versatile property represents an ideal family home or for those looking for an investment opportunity. Viewing is highly recommended to fully appreciate this charming property and the extent of the living space on offer.

The accommodation consists of: a welcoming entrance hall with stairway leading to the upper floor and bespoke understair storage; a generous, front facing lounge with shelved alcove, open fire set in a wooden surround providing a welcoming focal point and leads onto the double-aspect dining room with patio doors leading to the rear garden; family bathroom with free standing roll top bath with mixer tap and shower head, mains fed shower enclosure, wash hand basin and wc; an open plan kitchen/living room which is flooded with natural light and boasts lovely views over the garden. The well-appointed kitchen benefits from a good selection of base and wall units, complementary worktops and tiling to splashback, fridge freezer, tumble dryer, integrated electric double oven, gas hob, extractor fan, space for washing machine and dishwasher and storage cupboard housing the boiler. The double-aspect living area is generously proportioned and benefits from a vaulted ceiling, wood burning stove and access to the rear garden; a further front facing sitting room/bedroom 5. On the upper floor; a spacious landing with built in storage; master bedroom with triple built in wardrobes and lovely views over the garden, along with en-suite facilities comprising a walk-in mains powered shower, wash hand basin and wc; two further generous double bedrooms; single bedroom with fitted storage and access to the eaves; further family bathroom comprising a bath with mixer tap and shower head, wash hand basin and wc.

The self-contained, one-bedroom cabin has been finished to a very high standard and is in immaculate condition throughout. Built in 2020, the chalet is flooded with natural light and benefits from double glazing and electric heating. The accommodation consists of; an L-shaped hall with two large storage cupboards, one housing the hot water tank and washing machine; an open plan kitchen/lounge/dining area - the modern kitchen has a good selection of base and wall units, complementary worktops and splashback, integrated electric oven, hob, microwave, fridge freezer, slimline dishwasher and ample room for dining. The lounge area benefits large French doors opening to the garden; master bedroom with double fitted wardrobe and French doors to the garden; wet room comprising a large walk-in mains shower, wall hung wash hand basin and wc.

The garden to the front of the property is fully enclosed, mainly laid to lawn with a good selection of mature plants and shrubs. The substantial rear garden offers a good degree of privacy, mainly laid to lawn and benefits from a lovely selection of mature trees and bushes. A large, paved patio area provides an ideal venue for alfresco dining or where one can sit and enjoy the sunshine. A gravelled driveway to the side of the property provides ample off-street parking for several cars and leads to the large garden shed. There is also a bin store and log store.

The property is within easy walking distance of a general store, which caters adequately for daily requirements, takeaway, hotels, bars and restaurants. Also close by is Eden Court Theatre, the Aquadome and the River Ness with its many attractive island walks. Education is provided at Central Primary School or Inverness High School, both of which are within easy walking distance.

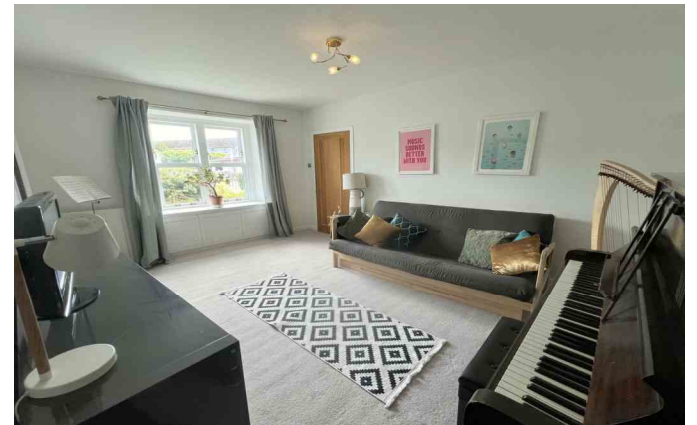
Inverness City, a short walk across the River Ness, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Lounge	6.55m x 3.15m (21'6 x 10'3)
Dining Room	3.74m x 3.08m (12'3 x 10'0)
Kitchen/Living Room	9.07m x 3.57m (29'9 x 11'9)
Sitting Room/ Bedroom 5	4.53m x 3.28m (14'9 x 10'9)
Bathroom	3.00m x 2.27m (9'9 x 7'5)
Master Bedroom	3.37m x 3.34m (11'0 x 10'11)
En-suite	1.86m x 1.06m (6'0 x 3'6)
Bedroom 2	4.50m x 3.27m (14'9 x 10'9)

Bedroom 3	4.63m x 3.19m (15'2 x 10'6)
Bedroom 4	3.70m x 2.34m (12'2 x 7'8)
Bathroom 2	2.05m x 2.03m (6'9 x 6'8)
Chalet Kitchen / Living / Dining	4.83m x 3.97m (15'9 x 13'0)
Chalet Bedroom	3.77m x 2.97m (12'3 x 9'9)
Chalet Wet Room	2.57m x 1.88m (8'5 x 6'2)
Chalet Hall	5.83m x 1.09m (19'2 x 3'6)







General

All floor coverings, light fittings, blinds, some curtains, fridge freezer, oven, hob, extractor fan, tumble dryer, garden shed and self-contained chalet are included in the asking price.

Services

Mains water, drainage, gas and electricity.

Council Tax

Council Tax Band F

EPC Rating

D

Post Code

IV3 5PF

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

EB/AG/BREM77/1

Price

Offers Over £450,000

Directions

From Inverness City take Kenneth Street. At the T-junction turn right onto Tomnahurich Street. Just before the shop, turn left onto Bishops Road then right again into Ballifeary Road. Continue along and the property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



