



13 Wellside Gardens, Balloch, IV2 7GU

Offers Over £235,000

REF: 61105





Situated in a quiet cul-de-sac in the desirable village of Balloch, on the edge of the city, this three-bedroom, detached bungalow is located close to excellent facilities and within easy reach of the City Centre, Raigmore Hospital and Inverness Airport. The bungalow benefits from gas-fired central heating, off-street parking and lovely views from the rear garden towards the countryside and Moray Firth beyond. With well-proportioned rooms and ample storage, this property represents a desirable family home.

The accommodation consists of: an entrance vestibule with coat hooks; an L-shaped hall with access to the attic and two large storage cupboards, one housing the hot water tank; a spacious, double-aspect lounge with bay window allowing the room to flood with natural light and ample room for dining; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktop, tiling to splash back, free standing cooker, fridge freezer, washing machine and space for dishwasher and tumble dryer; master bedroom with double mirror wardrobes; two further bedrooms, one with fitted storage; wet room comprising a walk-in mains powered shower and vanity unit with wash hand basin, wc and fitted storage.

The garden to the front of the property is laid to lawn while the fully enclosed, private rear garden is laid to a combination of lawn and paving, providing an ideal venue for al-fresco dining. There is also a raised paved area where one can sit and appreciate the stunning views across the open fields and Moray Firth beyond, greenhouse and wooden lean to attached to the garage providing additional outdoor storage. A tarmac driveway to the side of the property provides ample off-street parking for several cars and leads to the detached single garage with up and over door, power and light.

The village of Balloch has a general store which caters adequately for daily requirements, while the nearby village of Culloden offers an excellent range of additional facilities including a general store, Post Office, bakers, chemist, takeaway, butchers, medical centre and community centre with swimming pool. Education is provided at Balloch Primary School or Culloden Academy both of which are within walking distance.

Inverness Business and Retail Park is a very short drive away, as is Inverness City centre, which offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.

Entrance Vestibule	1.47m x 1.16m (4'9 x 3'9)	Master Bedroom	3.09m x 2.90m (10'2 x 9'6)
Hall	5.24m x 0.81m (17'2 x 2'8)	Bedroom 2	3.15m x 2.78m (10'3 x 9'0)
Kitchen	2.74m x 2.56m (9'0 x 8'5)	Bedroom 3	3.17m x 1.90m (10'5 x 6'3)
Lounge	5.87m x 3.10m (19'3 x 10'2)	Shower Room	2.50m x 1.86m (8'2 x 6'0)



General

All floor coverings, light fittings, curtains, blinds, cooker, fridge freezer, washing machine and greenhouse are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV2 7GU

Entry

By mutual agreement.

Viewing

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

Reference

LB/EB/TURN68/2

Price

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Directions

From Inverness City, take the A96 signposted Aberdeen, passing Tesco extra on your right-hand side. At the next roundabout turn right, signposted Smithton and Culloden. Continue along this road eventually passing Balloch Primary School on your right. Take the second on your left onto Wellside Road and then first left onto Wellside Gardens. The property is further up on your left-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.

