



4 Macleod Road, Balloch, INVERNESS, IV2 7JW

Offers Over £235,000

REF: 61144





This spacious, three bedroom, detached property is located in the highly popular village of Balloch, close to excellent facilities and within easy reach of Inverness City centre, the Highland and Islands University and Inverness Airport. In need of renovation, the property benefits from double glazing and oil-fired central heating complemented by a wood burning stove to the lounge. With well-proportioned rooms and ample storage, once complete this property represents a very desirable family home. Viewing is highly recommended to fully appreciate the extent of the living space on offer and desirable location.

The accommodation consist of: an entrance vestibule with coat hooks; a spacious hall with stairway leading to the upper floor, two storage cupboards and door giving access to the rear garden; utility room with a selection of base and wall mounted units with worktops, space for washing machine and fridge, boiler and pulley; cloakroom comprising a wash hand basin and WC; inner hallway with large storage cupboard; modern shower room comprising a large, level access mains powered shower, wash hand basin, WC and storage cupboard; bathroom with wash hand basin and bath with shower head; a spacious front-facing double bedroom; a large open plan room to the rear of the property which could be utilised as a third bedroom with dressing area or additional reception room as it benefits from large patio doors to the rear garden. On the first floor; double bedroom with lovely views over the garden; cloakroom with wash hand basin and WC; kitchen with a good selection of base and wall mounted units, worktops and tiling to splashback, integrated electric double oven and hob, space for dishwasher and fridge freezer and ample room for informal dining; a generous, double aspect, lounge/diner with wood burning stove set on tiled hearth providing a welcoming focal point, open staircase leading to the second floor and door giving access to the outdoor terrace area. On the second floor; study/snug with access to the attic space.

The garden to the front of the property is well maintained and laid to lawn with a lovely section of plants and shrubs. A large driveway provides ample off-street parking for several cars and leads to the single garage. The generous rear garden is mainly laid to lawn with selection of mature plants, bushes and fruit trees along with a patio area providing an ideal space for al-fresco dining. There is also a garden shed and oil tank.

Facilities in Balloch include a general store which caters adequately for daily requirements. Additional facilities can be found in the nearby village of Culloden which include a general store, Post Office, doctor's surgery, baker's, chemist, butcher's, takeaway and community centre with swimming pool. Education is provided at Balloch Primary School or Culloden Academy, both of which are within walking distance.

Entrance Vestibule	2.10m x 2.09m (6'11 x 6'9)	Bedroom 3/Sitting Room	3.54m x 3.12m (11'6 x 10'3)
Hall	6.39m x 1.84m (21'0 x 6'0)	Dressing Area	3.52m x 2.69m (11'6 x 8'9)
Kitchen	4.94m x 2.71m (16'2 x 8'11)	Study/Office/Snug	3.85m x 1.81m (12'8 x 5'11)
Utility Room	2.69m x 2.66m (8'9 x 8'9)	Bathroom	1.78m x 1.67m (5'9 x 5'6)
Lounge	6.54m x 6.28m (21'5 x 20'6)	Shower Room	2.58m x 2.40m (8'6 x 7'9)
Bedroom 1	3.55m x 3.52m (11'8 x 11'6)	WC	1.72m x 0.87m (5'8 x 2'9)
Bedroom 2	3.54m x 2.75m (11'6 x 9'0)	WC	1.75m x 0.83m (5'9 x 2'9)



General

All floor coverings, light fittings, curtains, blinds and integrated appliances are included in the asking price.

Services

Mains electricity, water and drainage. Oil tank.

Council Tax

Council Tax Band E

EPC Rating

F

Post Code

IV2 7JW

Entry

By mutual agreement.

Viewing

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

Reference

AG/EB/DUNC158/2

Price

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Directions

From Inverness City take the A96 signposted Aberdeen. Pass Tesco Extra on your right-hand side. At the next roundabout take a right, signposted Culloden, Smithton & Balloch. Continue along this road eventually turning right into Balloch. Continue up the hill, crossing over the mini roundabout and take the 2nd right into Macleod Road. The property is further along 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.

