



**1 Cherry Park, Balloch, INVERNESS, IV2 7HG**

**Offers Over £180,000**

**REF: 61272**





## *description*

This deceptively spacious, three-bedroom, end-terraced villa 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. The property benefits from double glazing, gas fired central heating complemented by a gas fire in the lounge and lovely views from the rear towards the Moray Firth and hills beyond. With well-proportioned rooms and ample storage, this property represents a desirable family home.

Viewing is highly recommended to fully appreciate the extent of the living space on offer and sought after location.

The accommodation consists of: an entrance vestibule; a welcoming entrance hall with stairs leading to the upper floor and large storage cupboard; a spacious, double-aspect lounge/diner with gas fire set on marble hearth providing a welcoming focal point; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, tiling to splashback, integrated fridge freezer, electric oven & grill, hob and extractor fan, washing machine, dishwasher and shelved storage cupboard; rear hall with large under stair storage cupboard; cloakroom comprising a wash hand basin and WC; a bright sunroom which takes full advantage of the stunning views and door giving access to the garden. On the upper floor: landing with linen cupboard and access to the partially floored attic with pull down ladder; master bedroom with double fitted mirror wardrobes and single shelved storage cupboard; further double bedroom with double fitted wardrobe; single bedroom with two fitted storage cupboards, one housing the hot water tank; shower room comprising a large walk-in electric powered shower, wash hand basin and WC.

The garden to the front of the property is well-maintained and laid to a combination of lawn and gravel for easy maintenance. The fully enclosed rear garden is also well-maintained, with a lawn area and large paved patio area providing an ideal venue for alfresco dining or where one can sit and appreciate the lovely views on offer. There is also a garden shed, rotary clothes dryer and steps leading down to the single garage, providing off-street parking. Additional parking is available to the front of the property for both residents and visitors alike.

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 very easy walking distance. A regular bus service to Inverness City Centre and Inverness Airport is routed close by.

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.



<b>Entrance Porch</b>	<b>1.35m x 1.20m (4'5 x 3'11)</b>
<b>Hallway</b>	<b>2.41m x 1.93m (7'11 x 6'3)</b>
<b>Lounge/Diner</b>	<b>3.81m x 3.30m (12'6 x 10'9)</b>
<b>Kitchen</b>	<b>3.13m x 2.73m (10'3 x 8'11)</b>
<b>Rear Hall</b>	<b>2.46m x 0.90m (8'0 x 2'11)</b>
<b>WC</b>	<b>1.57m x 1.00m (5'2 x 3'3)</b>



<b>Sunroom</b>	<b>3.42m x 2.62m (11'3 x 8'6)</b>
<b>Bedroom 1</b>	<b>3.32m x 3.11m (10'11 x 10'2)</b>
<b>Bedroom 2</b>	<b>3.56m x 3.36m (11'8 x 11'0)</b>
<b>Bedroom 3</b>	<b>2.76m x 2.44m (9'0 x 8'0)</b>
<b>Shower Room</b>	<b>2.14m x 1.75m (7'0 x 5'9)</b>







### General

All floor coverings, light fittings, curtains, blinds, gas fire, oven, hob, extractor, fridge freezer, dishwasher, washing machine and garden shed are included in the asking price.

### Services

Mains electricity, gas, water and drainage.

### Council Tax

Council Tax Band B

### EPC Rating

D

### Post Code

IV2 7HG

### Entry

By mutual agreement

### Viewing

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

### Reference

RC/EB/RIAC18/2

### Price

Offers Over £180,000

### 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. Take the second right onto Cherry Park and the property is located 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.



