



12 Balnakyle Road, INVERNESS, IV2 4BW

Offers Over £320,000

REF: 61127







## *description*

This delightful, four-bedroom, detached villa is located in the desirable Lochardil area of the city, close to excellent facilities and within easy reach of the City Centre. Decorated in neutral tones throughout, the property benefits from gas-fired central heating, double glazing and a large, private rear garden. With well-proportioned rooms and ample storage, this property represents a very comfortable 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 hallway with fitted storage cupboard, large understair storage cupboard and staircase leading to the upper floor; a generous, front-facing lounge with electric fire set in a wooden surround providing a welcoming focal point and large window allowing the room to flood with natural light; a well-appointed kitchen/diner with a good selection of base and wall mounted units, complementary worktops, Rangemaster cooker with gas hob, fridge, freezer, dishwasher, washing machine, ample room for dining and door giving access to the rear garden; a spacious double bedroom with fitted double mirror wardrobe and attractive wall mural; a further bedroom/office; a family bathroom comprising a bath with mixer tap and electric powered shower, wash hand basin and wc.

On the upper floor; a bright and spacious landing with two large storage cupboards and access to the attic; master bedroom with four fitted storage cupboards, one converted into a gaming console; a further double bedroom with two fitted storage cupboards and fitted shelving units; a shower room comprising an electric powered shower enclosure, wash hand basin, wc and illuminated mirror.

The garden to the front of the property is mainly laid to paving for easy maintenance with a selection of mature shrubs, bushes and hedging. The fully enclosed rear garden offers a good degree of privacy, mainly laid to lawn and is also well stocked with a lovely selection of mature plants, bushes and trees. A tarmac driveway to the side of the property provides ample off-street parking and leads to the garage with up and over door, power, light and door giving access to the rear garden.

The property is within easy walking distance of a general store which caters adequately for daily requirements. Also close by is a supermarket, restaurants, bar and a golf course with driving range. Additional facilities can be found at Inshes Retail Park which include a supermarket, petrol station, Post Office, Garden Centre, gym, takeaway and a selection of retail outlets. A regular bus service to and from the City Centre is routed close by. Education is provided at Lochardil Primary School or Inverness Royal Academy, both of which are within easy walking distance.

Inverness city centre is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.





**Entrance Vestibule**      **1.20m x 0.92m (3'11 x 3'0)**  
**Lounge**                      **6.10m x 3.87m (20'0 x 12'8)**  
**Kitchen/Diner**            **6.07m x 2.74m (19'11 x 9'0)**  
**Bedroom 3**                 **4.06m x 2.83m (13'3 x 9'3)**  
**Bedroom 4/Office**       **3.57m x 2.79m (11'9 x 9'2)**  
**Bathroom**                 **2.39m x 1.82m (7'9 x 6'0)**

**Upper Landing**            **5.58m x 1.82m (18'3 x 6'0)**  
**Master Bedroom**        **4.07m x 3.51m (13'3 x 11'6)**  
**Bedroom 2**                 **3.99m x 3.64m (13'0 x 11'11)**  
**Shower Room**            **2.20m x 2.37m (7'3 x 7'9)**  
**Garage**                      **5.09m x 3.73m (16'8 x 12'3)**











## General

All floor coverings, light fittings, some curtains, blinds, cooker, fridge, freezer, washing machine and dishwasher 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 4BW

## Entry

By mutual agreement

## Viewing

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

## Reference

RC/EB/PRIC22/2

## Price

Offers Over £320,000

## Directions

From Inverness City take Castle Street, continuing along Culduthel Road until you reach the mini roundabout. Take the second exit on to Green Drive leading on to Balnakyle Road. 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.





