



**Harper
Macleod LLP**
Estate Agents & Solicitors

7 Borlum Road, Inverness IV2 4RN

Offers over £300,000



7 Borlum Road
Inverness, IV2 4RN

Bright and spacious 3 bedroom (one en-suite) detached bungalow with detached garage and ample off street parking situated in the popular Holm District of Inverness, within walking distance of the City Centre.

Entrance porch
5'1" x 6'0" (1.57m x 1.83m)

Hallway
6'5" x 14'5" (1.98m x 4.40m)

Lounge
10'5" x 17'5" (3.19m x 5.33m)

Kitchen/dining room
21'4" x 9'8" (6.51m x 2.97m)

Bedroom 1
11'3" x 9'3" (3.45m x 2.84m)

Bedroom 2
10'3" x 11'4" (3.14m x 3.46m)

Bathroom
7'4" x 6'3" (2.25m x 1.92m)

Bedroom 3
8'7" x 11'6" (2.64m x 3.51m)

En-suite shower room
6'5" x 4'3" (1.96m x 1.30m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating D

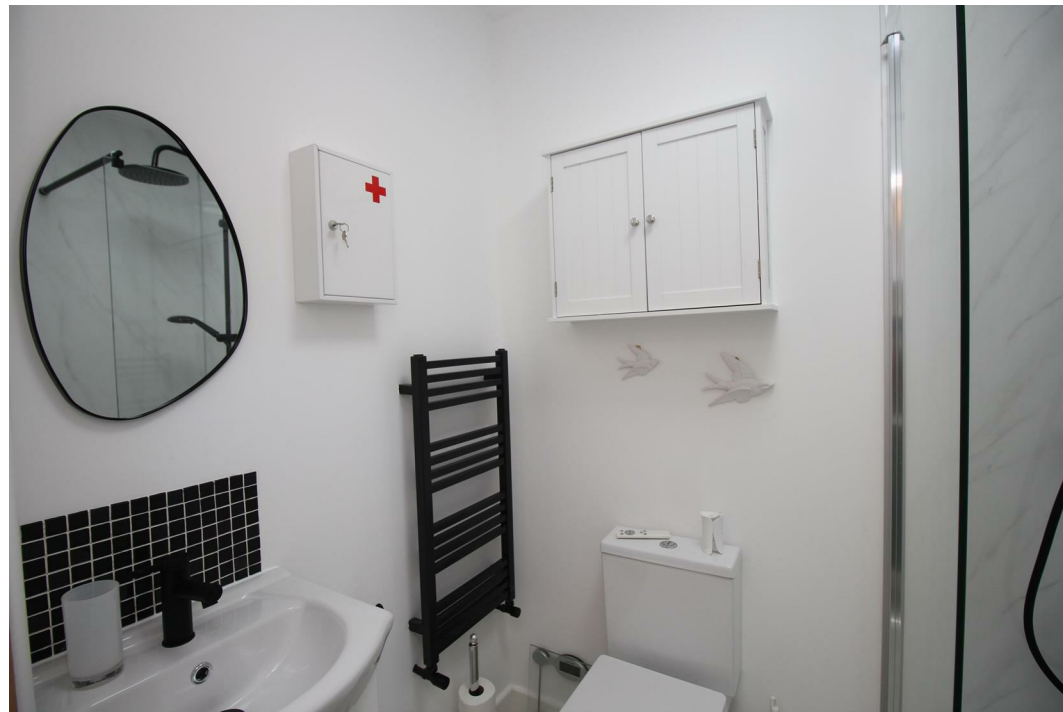
Council Tax Band D



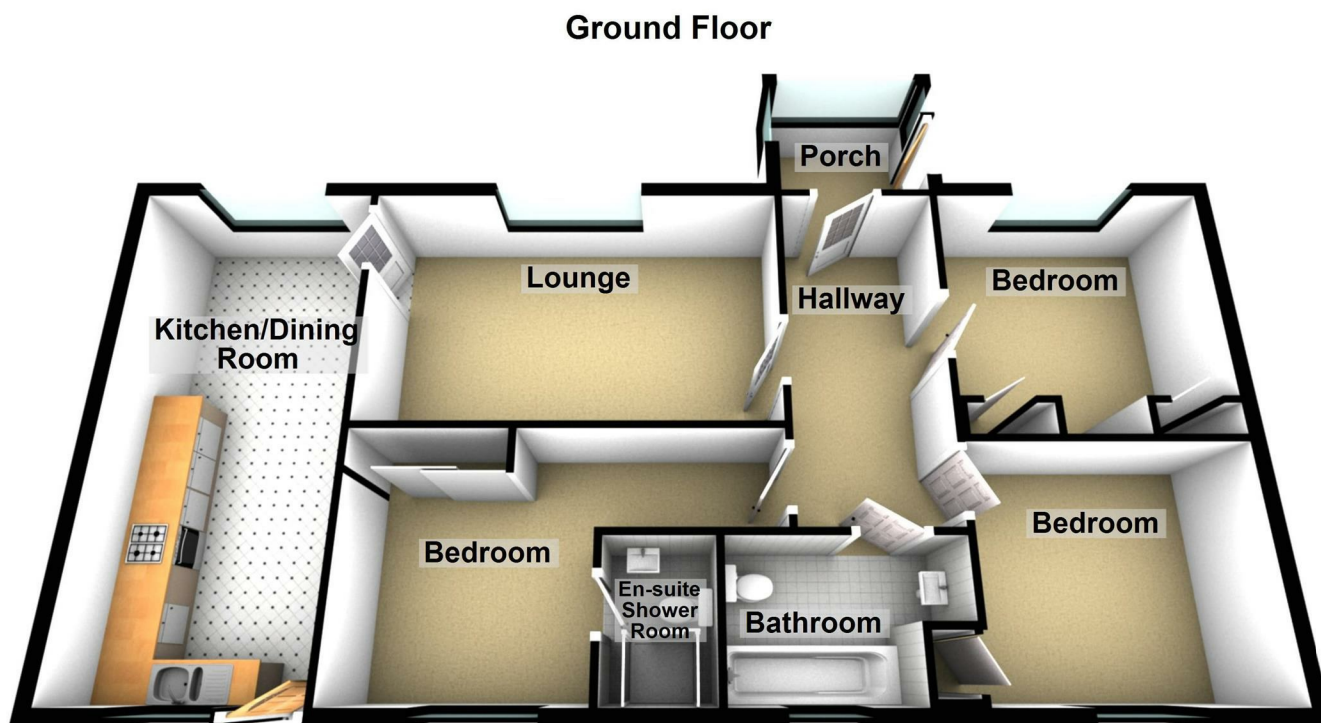


The accommodation comprises an entrance porch, hallway, lounge, kitchen/dining room, 3 bedrooms (one en-suite) and bathroom. The home is in immaculate condition and there is ample storage space throughout.	
Borlum Road is close to the Holm Mills Shopping Village and there is a convenience store, post office and Tesco nearby.	
The home is conveniently located for the southern distributor road with easy access to Raigmore Hospital, Inshes Retail Park, the UHI Inverness Campus and the A9. It is also conveniently located for the west link road leading to the Inverness Leisure Centre, Bught Park, Whin Park and the riverside.	
Primary school pupils attend Holm Primary School and secondary school pupils attend Inverness Royal Academy. There is a regular bus service to and from the City Centre which offers an extensive range of retail, leisure and business facilities. Inverness also benefits from excellent transport links. Viewing is highly recommended.	
Accommodation:	En-suite shower room 1.96m x 1.30m
Entrance porch 1.57m x 1.83m	White WC and wash hand basin set in vanity unit with tiled splashback and mirror above. Medicine cabinet. Wall cabinet. Shower cubicle with dual shower head and wet wall. Extractor. Vinyl flooring.
Door and windows to front. Door to hallway. Feature brick. Vinyl flooring.	Outbuildings
Hallway 1.98m x 4.40m	Detached single garage
Doors to lounge, three bedrooms and bathroom. Cupboard housing the electrics. Hatch to roof space. Smoke alarm. Vinyl flooring.	Two timber sheds
Lounge 3.19m x 5.33m	Boiler house
Window to front. Fireplace with electric fire and hearth. Wall lights. T.V. point. Tel. point. Vinyl flooring.	Garden ground
Kitchen/dining room 6.51m x 2.97m	The front garden is mainly laid to lawn with shrubs and there is a paved path leading up to the front door. There is a tarmacadam driveway to the side of the property leading up to the garage. There is also a gravelled area to the front providing additional parking.
Window and door to rear. Modern fitted kitchen with wall and base units, worktop and splashback. 1 ½ bowl stainless steel sink with left hand drainer. Integrated Cooke & Lewis ceramic hob with extractor above and splashback, Bosch double electric oven and Bush American fridge/freezer. Spotlights. Heat alarm. Vinyl flooring.	The rear garden has been laid out mainly with gravel for low maintenance with a drying green. A paved path leads to the back door and side of the property.
Bedroom 1 3.45m x 2.84m	Extras
Window to front. Two built-in cupboards. Vinyl flooring.	All blinds and the American fridge/freezer are included in the sale price.
Bedroom 2 3.14m x 3.46m	Heating and glazing
Window to rear. Built-in cupboard. Vinyl flooring.	Gas central heating and double glazing.
Bathroom 2.25m x 1.92m	Services
Window to rear. White WC and pedestal wash hand basin with mirror above. Bath with main shower above, wet wall and shower screen. Vinyl flooring.	Mains gas, electricity, water and drainage.
Bedroom 3 2.64m x 3.51m	EPC Rating D
Window to rear. Triple fitted wardrobes with louvre doors and cupboards above. Vinyl flooring.	Council Tax Band D









Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	