



**14 Ballimore
Gardens,
Stratton,
Inverness, IV2
7AS**

**Offers Over
£240,000**



- Spacious 3-bedroom end terraced villa Immaculately presented, walk in condition
- Open plan lounge/kitchen/diner, utility, WC, 3 bedrooms, bathroom
- Ideal for families and first time buyers
- Enclosed rear garden and driveway for 2 cars
- EPC Band B

A fantastic opportunity to purchase a stylish, end terraced villa located in the newly established and sought after Culloden West development in Inverness. Built by Scotia Homes, this immaculate family home is presented in walk-in condition. This property will appeal to a wide range of buyers, including first time buyers and families. The open plan lounge/kitchen/diner form the heart of the home, providing a fantastic space that caters effortlessly to everyday family life as well as entertaining. Enjoying an open outlook, the space feels bright, private and welcoming. The dining area has ample space for a dining table and 6 chairs and there is a useful utility area and WC off the kitchen. The kitchen is equipped with an integrated oven, hob, hood, fridge/freezer and dishwasher, offering both style and convenience. Upstairs, there are three good sized bedrooms with two benefiting from fitted wardrobes. The stylish family bathroom, with mains shower over bath, completes the accommodation. There is double glazing and gas central heating throughout with supplementary EV solar panels. Outside the rear garden is laid to lawn and to the front of the house is a drive with space for two vehicles. Overall, this is a superb property for the discerning buyer looking for a quality home in a prime area.

LOCATION: Culloden West is situated just 2.5 miles out of Inverness city centre, surrounded by beautiful countryside. There are excellent local amenities and services nearby in the established Smithton and Culloden areas including shops, bakers, post office, pharmacy, nursery and hairdressers. Primary schooling is available at Smithton primary school with secondary pupils attending Culloden Academy, which also offers a range of leisure facilities including a swimming pool. Regular buses provide access to Inverness city centre which offers a wide range of shops, restaurants, recreational and leisure facilities whilst Inverness Retail Park, about 2 miles away, has a variety of shops, cinema, DIY store and leisure complex. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor Visitor Centre are very nearby. The city of Inverness provides extensive shopping, entertainment and leisure facilities. Good transport links operate by bus and rail from the city itself, with flights being provided by Inverness Airport, approximately 8 miles east of Inverness.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, oven, extractor, fridge/freezer and dishwasher.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

FACTORING FEE: There is a fee of £TBC per month for the maintenance of the communal areas within the development.

COUNCIL TAX: Band D

TENURE: Freehold.

FLOOR AREA: 88m²

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge/Kitchen/Diner

14'10" x 25'1" (4.53 x 7.65)

Utility Room

6'5" x 6'3" (1.98 x 1.93)

WC

4'5" x 6'5" (1.37 x 1.96)

Bedroom

10'5" x 10'3" (3.19 x 3.13)

Bedroom

9'0" x 11'6" (2.76 x 3.52)

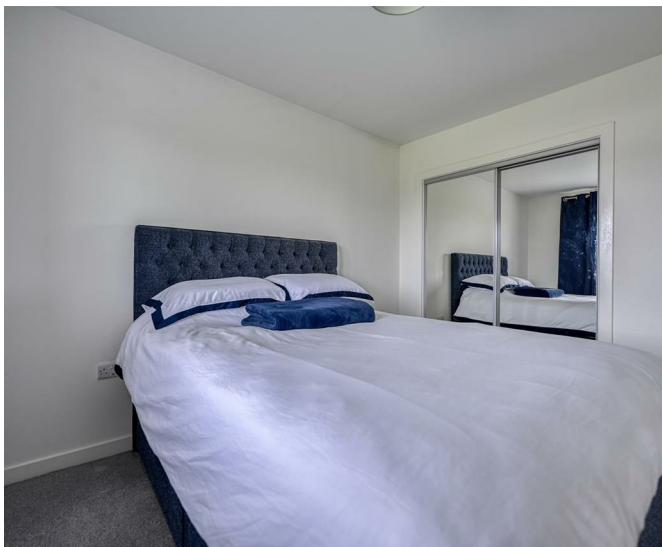
Bedroom

9'1" x 6'7" (2.78 x 2.02)

Bathroom

7'8" x 6'5" (2.34 x 1.98)





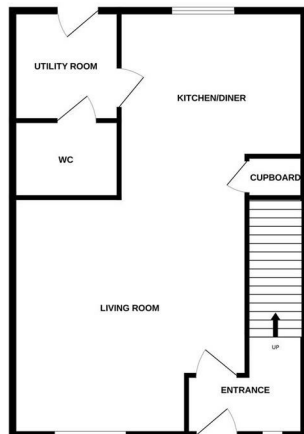


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The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E: info@tailormademoves.co.uk
T: 01463 233218

GROUND FLOOR



1ST FLOOR

