



PAUL COUTTS
ESTATE AGENCY

Paul Coutts Estate Agency Ltd
102 Brudes Hill
Inverness
IV3 8AT

12 Wellside Gardens, Balloch, Inverness, IV2 7GU

Offers Over £345,000

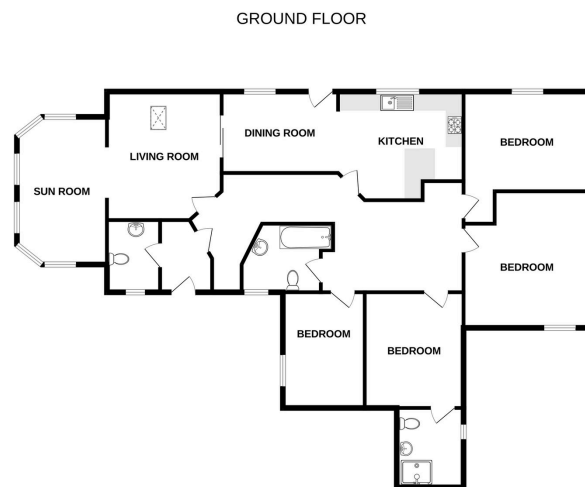
 4  3  2



- HOME REPORT UNDER EPC/ BROCHURE LINK
- DETACHED 4 BEDROOM BUNGALOW
- PRIVATE ENCLOSED GARDENS, DECKING
- CLOSE TO LOCAL AMENITIES
- DRIVE WITH PARKING FOR SEVERAL VEHICLES
- HIGHLY SOUGHT AFTER AREA
- QUIET CUL-DE-SAC LOCATION
- FLEXIBLE LIVING ACCOMMODATION
- GARAGE WITH POWER & LIGHTS, GARDEN SHED
- VIEWING HIGHLY RECOMMENDED



Positioned in a quiet cul-de-sac within the sought-after residential area of Balloch, this immaculate detached four-bedroom bungalow offers bright, spacious and versatile accommodation throughout. Set within a private corner plot, the property benefits from attractive enclosed gardens, off-street driveway parking and an attached garage. The well-proportioned accommodation provides excellent flexibility for modern family living, with generous reception space, four bedrooms, a modern en-suite shower room, family bathroom and a stylish open-plan kitchen/dining area. The property combines a peaceful setting with convenient access to a range of local amenities, making it an appealing home for families, couples or those looking for single-level living.



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown here have been tested and are guaranteed as to their operation in accordance with the guarantee and the guarantee terms and conditions.

