SouthForrest
Solicitors and Estate Agents







83 Balloan Road, Inverness, IV2 4PP

- VIEWINGS SUSPENDED - OFFER ACCEPTED.
- Two double bedrooms.
- Communal carpark.
- Lounge.
- Shower room.
- Gas central heating.
- Kitchen.
- Private gardens.
- Double glazing throughout.

Offers Over £145,000

VIEWINGS SUSPENDED - OFFER ACCEPTED
An excellent opportunity to purchase a well-proportioned, two-bedroom, semi-detached house in the Hilton district of Inverness offering a convenient location within easy distance of the City Centre and an ideal family home or first-time buy with lots of potential.
The ground floor accommodation comprises of the entrance hall, bright and spacious lounge with ample room for dining and double aspect windows and kitchen with good storage space and access to the rear garden. On the first floor the landing provides access to the two double bedrooms, both benefitting from built-in wardrobes and the wet room style shower room which completes the accommodation. This property also benefits from a gas central heating system and double glazing throughout.
Private outdoor space includes a fully enclosed, considerable front garden and fully enclosed rear garden with outbuilding storage. There is a large, communal car park available at the rear of the property with plenty of parking space for residents and visitors.
Although in need of some modernisation, this property will appeal to a range of buyers. Early viewing is advised.

LOCATION

Situated on Balloan Road in the well-established Hilton district of Inverness, this property offers a convenient location with easy access into Inverness City Centre.
Local amenities available within walking distance include community complex and Hilton shopping village, convenience stores, pharmacy, salon and locally owned restaurant & bar. Asda supermarket and Fairways Business Park are located within a few minutes' drive of the property and can also easily be reached on foot. Raigmore Hospital and Inshes Retail Park, where you can find a variety of retail and leisure units, are a short drive from the property. Doctors and dental surgeries are available nearby. Inverness City Centre is located 2.3 miles from the property and offers a comprehensive range of amenities.
A regular public bus service offering routes across Inverness operates within walking distance on Balloan Road and various stops throughout Hilton. Travel routes across Inverness and access to the A9 are easily accessible from the property. Inverness airport is a 20-minute drive away.
For younger children, Primary schooling is available at Cauldeen Primary school located 0.7 miles from the property. Older children would attend Inverness Royal Academy situated 0.9 miles from the property. Drummond School is also located nearby.

DIRECTIONS

From Inverness City Centre, head to Castle Street, continue straight through the traffic lights joining Culduthel Road and continue for 1.3 miles. At the roundabout take the first exit to stay on Culduthel Road and turn left at the traffic lights onto Balloan Road. Continue straight for 0.4 miles and take a right. Take the first left into the large communal car park at the rear of the property. Number 83 will be clearly sign posted by a South Forrest for-sale board on the rear fence of the property. You can access the property through the rear gate or by the pedestrian lane leading to the front door.

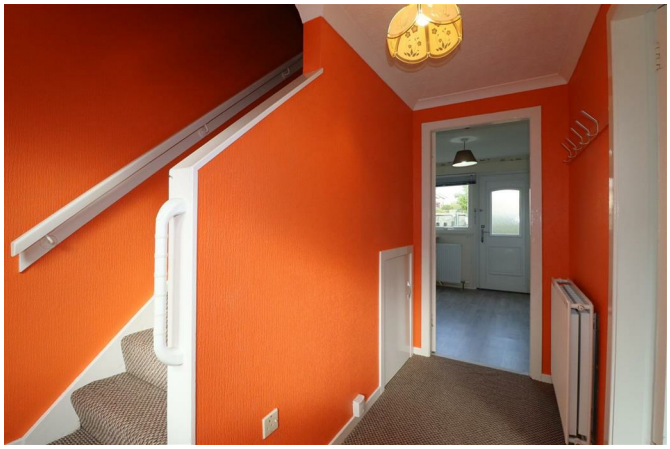
KEY POINTS

- Ideal first-time buy.
- Generous corner plot.
- Convenient location.
- Excellent transport links.
- Schools & amenities within walking distance.

ACCOMMODATION

ENTRANCE HALL

3.17 x 1.17 (10'4" x 3'10")
Front external door, access to lounge and kitchen, stairs to first floor with under-stair cupboard housing gas meter and electric meter.



LOUNGE

6.16 x 3.34 to 2.60 (20'2" x 10'11" to 8'6")
Bright and spacious lounge with double aspect windows to the front and rear allowing for an influx of natural light through the room and ample dining space.





KITCHEN
3.15 x 2.90 to 2.17 (10'4" x 9'6" to 7'1")
Base mounted cabinets with worktop space and stainless steel sink with draining board, space for white goods, one large shelved pantry cupboard, 1 large storage cupboard housing combi gas boiler, rear window and rear external door.





LANDING
1.89 x 1.58 (6'2" x 5'2")
Provides access to both bedrooms, shower room, storage cupboard and loft hatch.

BEDROOM ONE
4.65 x 2.63 (15'3" x 8'7")
Double bedroom with two single, built-in wardrobes and front facing window.



BEDROOM TWO
3.73 x 2.73 (12'2" x 8'11")
Double bedroom with single, built-in wardrobe with rear facing window.



SHOWER ROOM
1.80 x 1.80 (5'10" x 5'10")
Wet room with walk-in accessible shower, wash hand basin, WC and rear facing textured glass window.



FRONT GARDEN
Generous, private front garden which is fully enclosed and offers well-maintained lawn space, a hedged border and ramp to the front door of the property.





REAR GARDEN

Private, fully enclosed garden with lawn space, paved pathway to the front door, gated access to the front garden and pedestrian pathway and outbuilding.



PARKING

Large, communal car park at the rear of the property provides ample parking for residents and visitors.

EXTRAS

This property is being sold as seen. All fitted floor coverings, light fittings, curtain, blinds, poles/tracks and white goods are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. The gas central heating system was fitted around 2/3 years ago and has been serviced since then.

EPC BAND

EPC Band D.

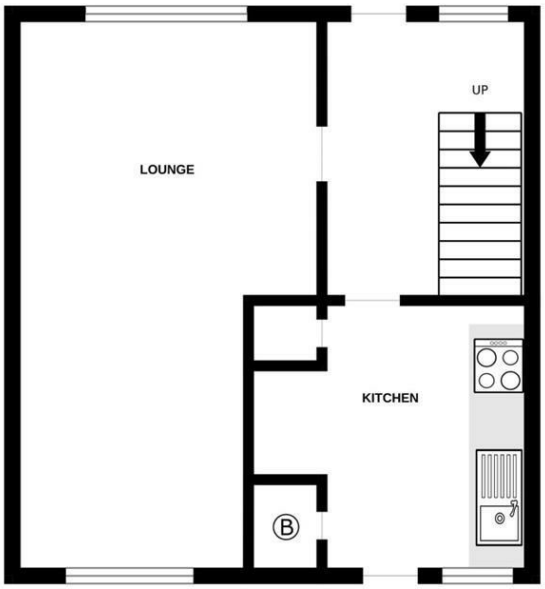
COUNCIL TAX BAND

The current council tax is Band B. Please be aware that this may be subject to change upon sale.

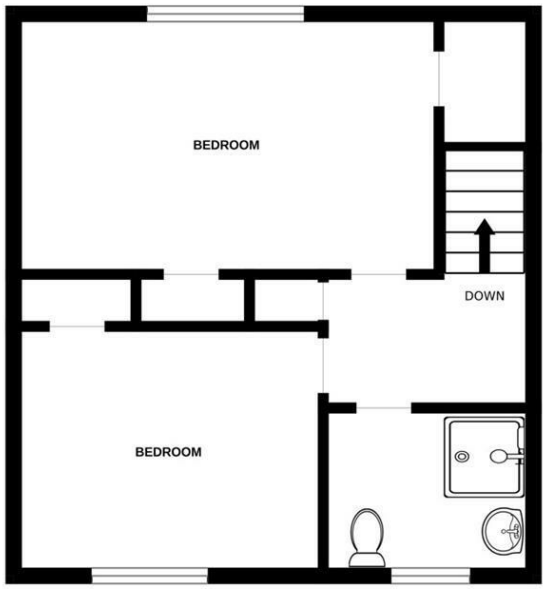
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SouthForrest
Solicitors and Estate Agents

8 Ardross Terrace, Inverness, IV3 5NW
T: 01463 237171
F: 01463 243548
E: email@southforrest.co.uk
www.southforrest.co.uk

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