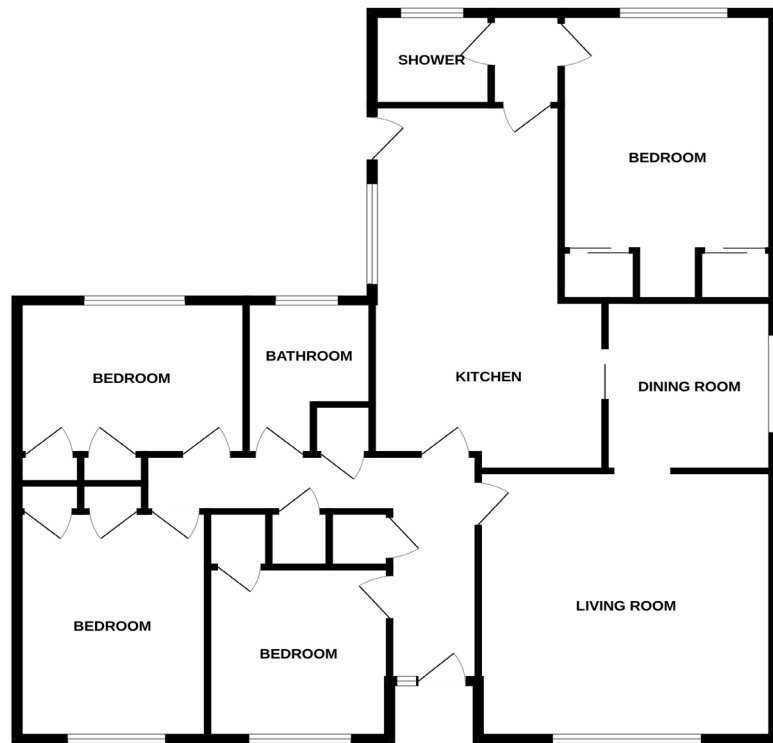




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

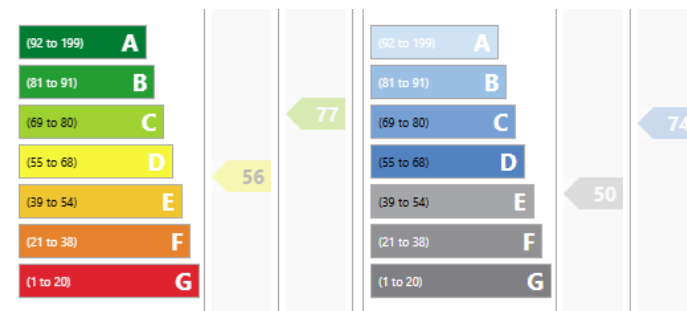
Entry

By mutual agreement.

Home Report

Home Report Valuation - £280,000

A full Home Report is available via Munro & Noble website.



57 Braeside Park Inverness IV2 7HN

A four bedroomed detached bungalow, located in the popular area of Balloch which is fully double glazed, has garden grounds and a detached single garage.

OFFERS OVER £278,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Detached
 Bungalow



4 Bedrooms



1 Reception



2 Bathrooms



Gas



Garden



Garage



Driveway

Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Shower Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



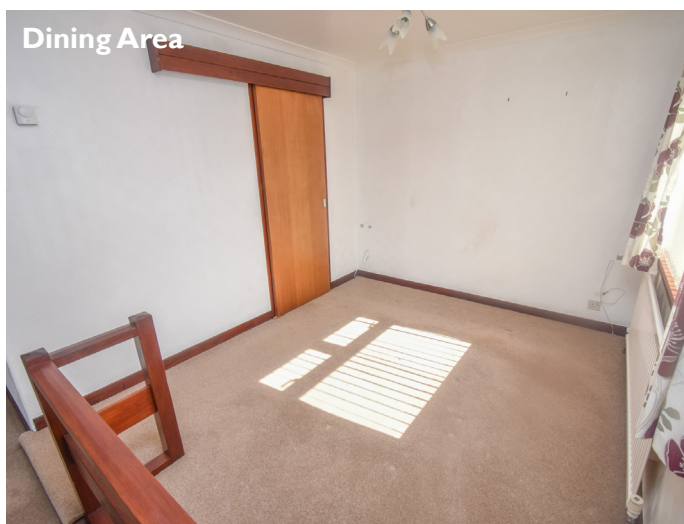


Property Description

Located on the East side of Inverness, in the sought after Balloch district, 57 Braeside Park offers purchasers a fantastic opportunity to acquire a four bedroomed, detached bungalow with detached single garage, alongside front and rear garden grounds. This deceptively spacious home requires modernisation, but provides comfortable family living space and hosts many pleasing features including gas central heating, double glazed windows, and excellent storage facilities. Inside, a welcoming hallway leads to the double aspect lounge/dining room, a bright and practical area to relax as a family or entertain, whilst having the convenience of a sliding door giving easy access to the kitchen. It is fully equipped with copious amounts of wall and base mounted units, worktops, and a has matching lower breakfast bar, perfectly suited to enjoy morning coffees and brunches. The kitchen also gives access to the rear elevation and has a sink drainer with mixer taps, two useful pantries, and a free-standing electric cooker, washing machine, dishwasher and a tumble dryer which are included in the sale. Off the kitchen is the inner hall, a space which gives access to the principal bedroom and a fully tiled shower room that is fitted with a wash hand basin, WC and shower cubicle. The hallway leads you to a further three bedrooms, one of which could be utilised as a home office, ideal for those who work from home. Completing the accommodation is the family bathroom which comprises a WC, a wash hand basin and a bath with electric shower over. The abundance of storage this home offers will appeal to larges families, with all bedrooms having fitted wardrobes, plus three cupboards in the hallway, and a loft.

Outside, the attractive gardens surround the home and are enclosed by a combination of timber fencing stone walling and hedging, offering privacy. The front elevation is laid to lawn, and has a lock-block driveway that provides ample space for parking and turning for several vehicles and leads to the detached single garage, which has power, lighting and an up-and-over door. Lying to the rear elevation is a patio area, positioned to enjoy the sunshine and outdoor events. Sited here is also a shed and outbuilding. Viewing is encouraged to appreciate all this attractive residence has to offer, especially those looking for a quality family home.

Balloch is popular residential area of Inverness, and lies approximately 5 miles from the city centre. The area is served by a regular bus service and is within easy reach excellent services and amenities. Local shops include a Co-op store, vets, and a community hall, with a chemist, butchers and doctors surgery located nearby at Culloden Village. Primary schooling is available at Balloch Primary and Culloden Academy for secondary school children, with its swimming pool and other community and leisure facilities, is within easy reach.



Rooms & Dimensions

Entrance Hall

Lounge/Dining Room
Approx 4.72m x 7.92m

Kitchen/Breakfast Room
Approx 6.18m x 3.56m*

Inner Hall

Bedroom One
Approx 3.40m x 5.18m*

Shower Room
Approx 1.88m x 1.59m

Bathroom
Approx 1.94m x 2.69m

Bedroom Three
Approx 3.65m x 2.70m

Bedroom Two
Approx 3.03m x 4.04m

Bedroom Four
Approx 2.73m x 3.20m

Garage
Approx 4.87m x 2.82m

*At widest point

