



Innes & Mackay

**44 Balnakyle Road, Lochardil,
Inverness, IV2 4BS**

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- LOUNGE/DINING AREA
- REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED

**Offers Over
£245,000**



DESCRIPTION

This three bedroom semi-detached bungalow, located in the popular Lochardil area of Inverness, offers anyone looking for a comfortable home, suitable for a variety of buyers. Enjoying bright and well-proportioned accommodation throughout, this property which enjoys a private enclosed garden to the rear along with a single detached garage, benefits from gas central heating and is fully double glazed.

LOCATION

Balnakyle Road, located in the popular and sought after area of Lochardil is a highly desirable residential area, well-regarded for its peaceful surroundings and convenient proximity to Inverness city centre, which is just a short drive away. The property is well-served by local amenities, including a convenience store, a pharmacy, hairdressers, green spaces, and access to respected schools. Families are well catered for, with catchment options including the popular Lochardil Primary and Inverness Gaelic Primary, while secondary education is provided at Inverness Royal Academy, all of which are within walking distance to the property.

GARDENS

Access to the property is via a long driveway providing ample off road parking for a number of cars. The gardens to the front are low maintenance, laid to lawn and enclosed with a small rise block built wall together with mature hedging providing good privacy. To the side an archway announces the rear garden which is again laid to grass and enclosed with fencing. A gate opens on to McDonald Park.

ENTRANCE HALLWAY

Front door opens into the L-shaped hallway which is laid with carpet and provides access to the three bedrooms, bathroom and living room. Two cupboards provide good storage, one of which houses the gas boiler. A drop down hatch opens into the partially floored loft space.

LOUNGE/DINING

7.00m x 3.74m (22'11" x 12'3")

This bright and generous sized room with space at the rear for dining, has a large window to the front and door leading through to the kitchen. A feature of this room is the gas coal effect fire set on a marble with real wood surround giving a pleasing finish. Carpet completes this room.

KITCHEN

3.36m x 2.39m (11'0" x 7'10")

The kitchen is fitted with an ample supply of wood fronted, floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the sink with drainer to the side along with the electric hob with oven under and extractor hood above. With tiling between the units, the kitchen is plumbed for the washing machine and has space for a fridge freezer. Good storage is provided by a built in cupboard located behind a louvered door. Step down to the rear porch and vinyl flooring complete this room.

REAR PORCH

2.41m x 1.25m (7'10" x 4'1")

The rear porch is a useful addition to the property and benefits from double aspect windows and part glazed door out to the rear garden. There is excellent built in storage.

BEDROOM 1

3.60m x 3.40m (11'9" x 11'1")

Bedroom one located to the front elevation is a double room, laid with carpet and benefits from built in wardrobes located behind sliding doors, providing hanging rails and storage. Carpet.

BEDROOM 2

3.35m x 2.41m (10'11" x 7'10")

Bedroom two located to the rear elevation is a single room, laid with carpet and has a built in single wardrobe providing hanging rail and storage.



BEDROOM 3

3.34m x 2.44m (10'11" x 8'0")

The third bedroom, located to the rear elevation is a good sized room and laid with carpet.

BATHROOM

2.55m x 1.67m (8'4" x 5'5")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and bath with electric shower over. With tiling to ceiling height above the bath, this room has a patterned window to the side, laid with vinyl flooring and a wooden clothes pulley.

HEATING

Gas central heating.

GLAZING

Fully double glazed.

PARKING/GARAGE

Ample off road parking for a number of cars leading to the single detached garage.

COUNCIL TAX

Band D

EPC

Band C70

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine and fridge freezer.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

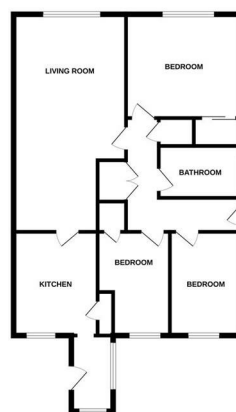
VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.





GROUND FLOOR



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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