

5 Forest Drive

BALLOCH, INVERNESS-SHIRE, IV2 7HT



*A RARE OPPORTUNITY TO PURCHASE THIS BEAUTIFUL
THREE-BEDROOM DETACHED BUNGALOW*



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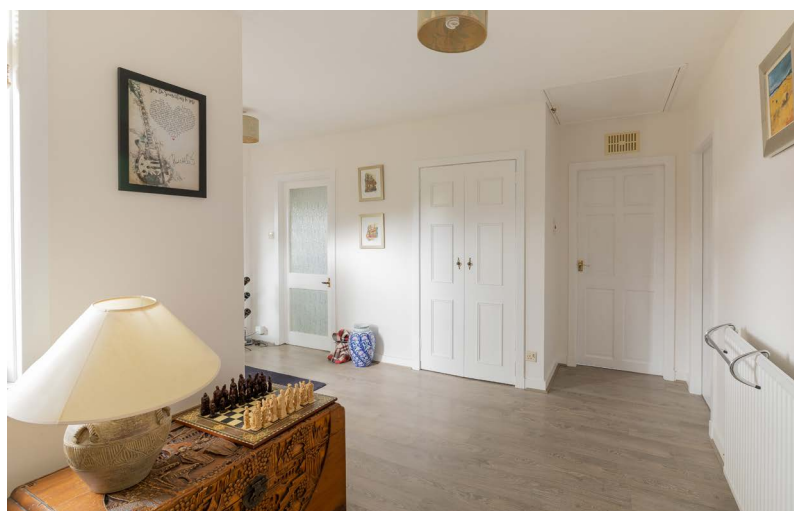




The Hall

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this beautiful three-bedroom detached bungalow located in Balloch a residential village four miles east of the city of Inverness.

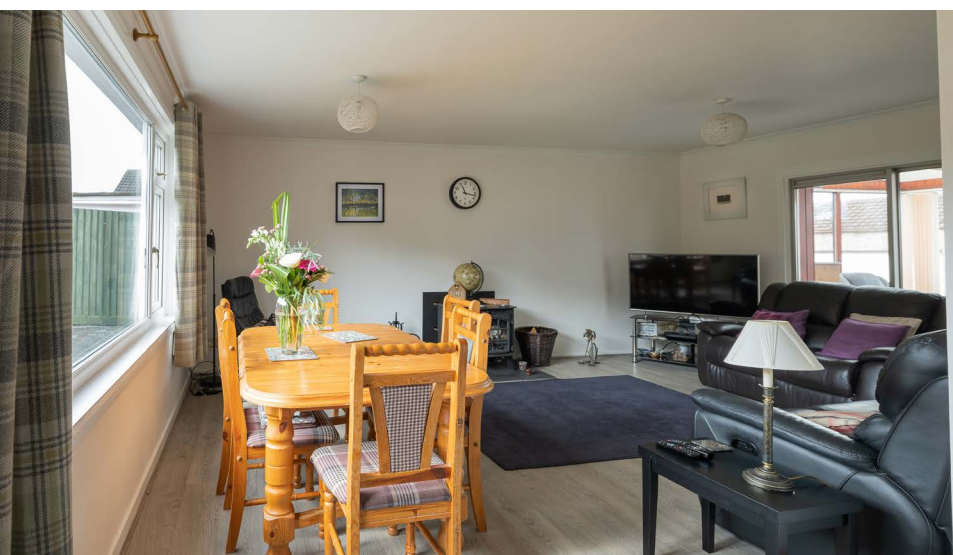
The property is constructed all on one level. The accommodation comprises a spacious entrance hallway which provides access to all accommodation.



The Lounge



The large L shaped family lounge with a feature multi-fuel burner benefits from a full-width window and is spacious enough to function comfortably as a lounge/ diner. Rear Patio doors access the comfortable conservatory creating a light and airy feel to the family living area.





Conservatory





The Kitchen

The large rectangular kitchen is bright, fresh and includes an induction hob and electric oven, fridge/freezer, and dishwasher all integrated - plus washing machine and Oil Boiler with a door leading to a fully enclosed landscaped rear garden.





Bedrooms & Shower Room

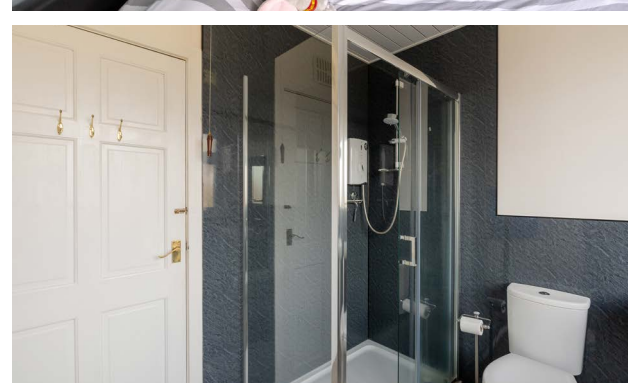
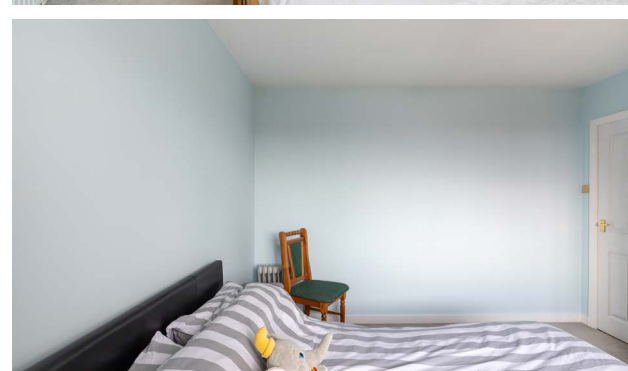
Off the hall are three double bedrooms (The largest bedroom has full-width wardrobe storage).

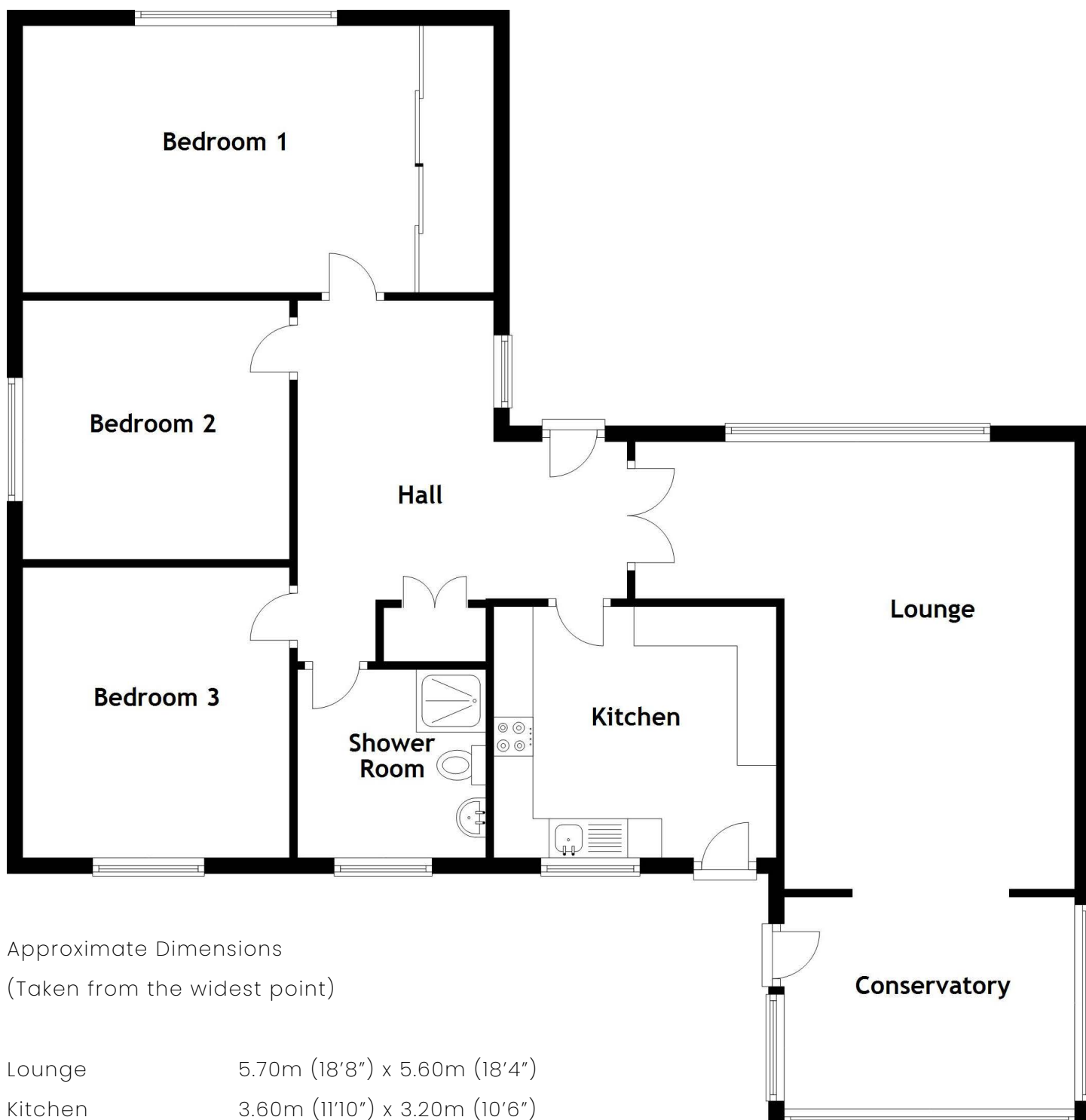
The spacious family bathroom is newly refurbished with a double shower and new suite.

In addition to this a Ramsay ladder leads to a partially floored loft and offers excellent storage/development potential. This modernised bungalow has been finished to the highest standards.

The property sits within a quiet cul-de-sac, with oil-fired central heating and double-glazing.







Approximate Dimensions
(Taken from the widest point)

Lounge	5.70m (18'8") x 5.60m (18'4")
Kitchen	3.60m (11'10") x 3.20m (10'6")
Conservatory	3.70m (12'2") x 2.70m (8'10")
Bedroom 1	5.00m (16'5") x 3.40m (11'2")
Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bedroom 3	3.70m (12'2") x 3.40m (11'2")
Shower Room	2.40m (7'10") x 2.40m (7'10")

Gross internal floor area (m²): 116m²

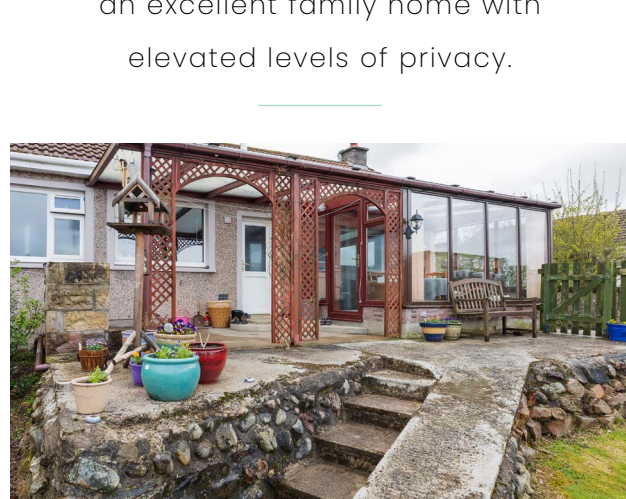
EPC Rating: E

The Garden



The front garden has a six-car driveway leading to a single garage and is offset by an area of lawn. The large mature rear garden is fully enclosed and landscaped is also laid to lawn with an extended stone patio and cultivated area.

This bungalow would make an excellent family home with elevated levels of privacy.





5 Forest Drive is in a quiet area of Balloch on the eastern edge of Inverness, the capital of the Highlands. It is particularly convenient for access to the A96, Inverness Airport and the new UHI Campus. Balloch Primary School, Culloden Academy and the local health centre and dentist are also within easy reach along with convenience stores, take-away restaurants, hairdresser and nursery. The area is well-served by excellent local bus services to most parts of the city and is near the large shopping parks at Eastfield & Inshes. Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment with excellent retail, cultural and entertainment facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with the Cairngorm National Park only 30 mins by car. The ruggedness of the northwest Highlands, often referred to as the last great wilderness in Europe are easily accessible boasting some of the most beautiful beaches and mountains in Scotland. Closer to home there is a community owned woodland trail plus historical sites at Culloden and Clava Cairns.



The Location

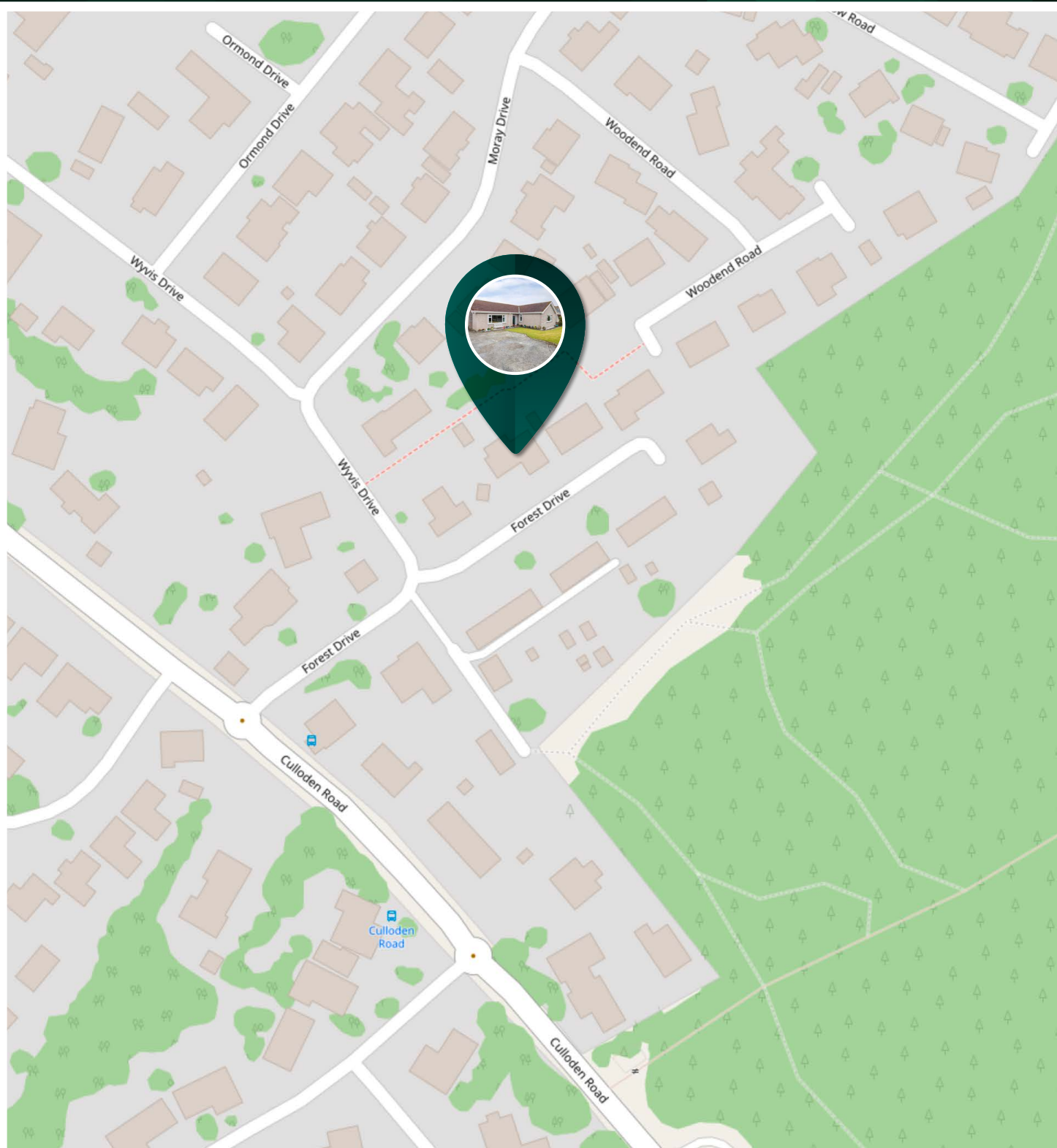


Image credit: <https://www.openstreetmap.org/>

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