




McEwan Fraser Legal
Solicitors & Estate Agents
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2 Wellside Gardens

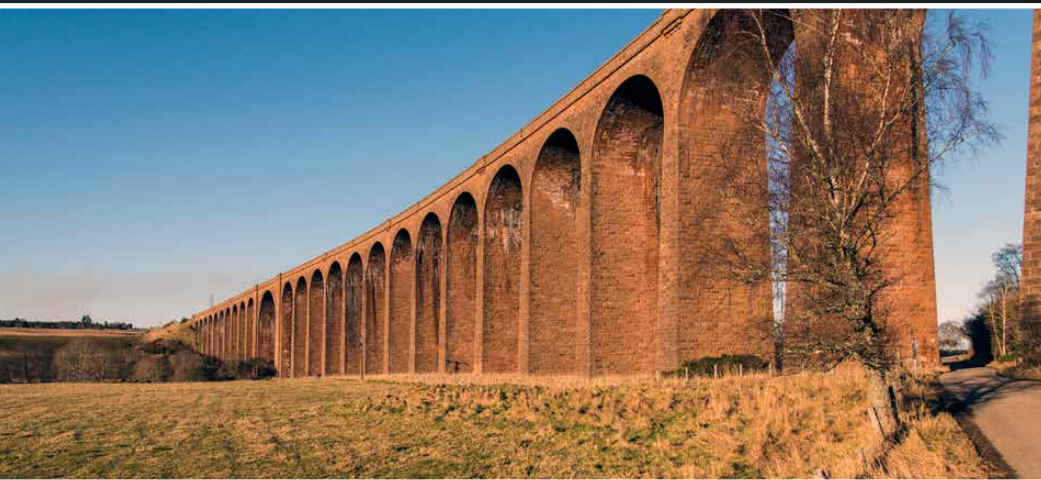
BALLOCH, INVERNESS, HIGHLAND, IV2 7GU

The popular area of Balloch is situated 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, various churches 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 and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

Golfers are also well catered for with some of the most internationally famous and iconic courses such as Nairn and Castle Stuart, just a few minutes drive away.

THE LOCATION





McEwan Fraser Legal are delighted to offer an exciting opportunity to purchase this very attractive three-bedroom, detached bungalow, located in a quiet street in the popular residential area of Balloch, four miles from Inverness city centre and five miles from Inverness Airport. The property is in excellent decorative order and easily maintained.

The accommodation is all on one level and consist of a spacious lounge with gas fire and bay window, breakfasting kitchen (including integrated oven & gas hob, microwave, dishwasher, washing machine, & fridge freezer), open-plan dining room, three good-sized bedrooms all with fitted storage, bathroom with shower over bath.

The property benefits from gas central heating and double glazing.

The front garden is laid mainly laid to lawn with a driveway allowing off road parking and access to the garage/workshop. The rear garden is private and fully enclosed, laid mainly to a mix of lawn and mature shrubs.

This charming property would make an ideal family or retirement home.





THE DETAILS



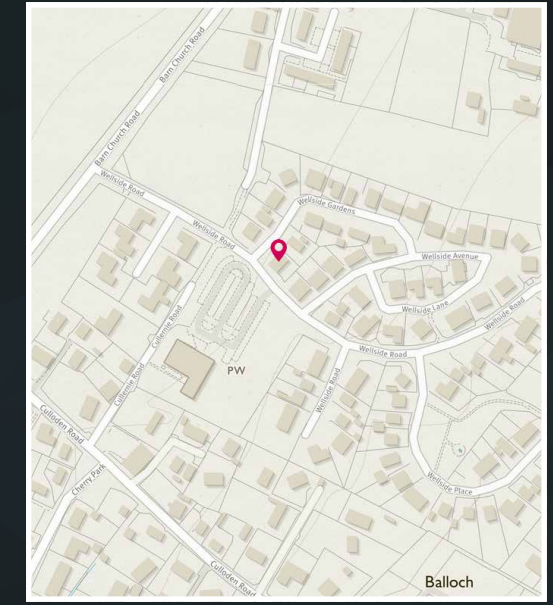
Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	6.50m (21'4") x 3.50m (11'6")
Lounge	4.90m (16'1") x 4.60m (15'1")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 2.20m (7'3")
Bedroom 3	2.40m (7'10") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Garage	6.50m (21'4") x 2.90m (9'6")

Gross internal floor area (m²): 92m²

EPC Rating: C

Extras (Included in the sale): Integrated oven, gas hob, microwave, dishwasher, washing machine & fridge freezer.





McEwan Fraser Legal

Solicitors & Estate Agents

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Part
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Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer