



23 Balvonie Street, INVERNESS, IV2 6GF

Offers Over £240,000

REF: 60730





This bright, spacious, three bedroom bungalow, is located in the highly popular Milton of Leys area of the City, close to excellent facilities and within easy reach of the Airport and the City Centre. Offering a unique layout for versatile living, the property benefits from double glazing, high ceilings and under floor heating by way of NIBE air source heat pump along with a mechanical ventilation heat recovery system. This property represents an ideal home for a family or young professionals alike.

Viewing is highly recommended to fully appreciate the layout and desirable location on offer.

The accommodation consists of: an entrance hallway; cloakroom comprising a WC and wash hand basin; an open plan kitchen/dining/lounge. The kitchen offers a selection of base units, electric oven and hob, washing machine and fridge, ample room for dining and open plan lounge with a high ceiling and patio doors opening to the rear garden; inner hallway with store cupboard; three bedrooms and family bathroom comprising a WC, wash hand basin and bath with mains fed shower over.

A small area to the front of the property is mainly laid to loc bloc while the fully enclosed rear garden is laid to grass with a paved patio area providing an ideal venue for alfresco dining. The rear garden provides a good degree of privacy as it backs onto natural woodland. There is off-street parking to the front of the property with additional parking available for visitors.

The property is within easy walking distance of facilities at Monarch Shopping Centre which caters adequately for daily requirements and include a general store and takeaway. Education is provided at Milton of Leys Primary School which is within walking distance, while secondary pupils attend Millburn Academy to which free bus transportation is provided daily. A regular bus service to and from Inverness City and Inshes Retail Park is also routed close by.

Inverness, the main business and commercial centre in the Highlands is a very short distance away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Hall	1.80m x 1.68m (5'11 x 5'6)	Bedroom 2	3.35m x 2.12m (11'0 x 6'11)
Kitchen	4.66m x 4.34m (15'3 x 14'3)	Bedroom 3	4.66m x 2.58m (15'3 x 8'6)
Lounge	4.05m x 3.83m (13'3 x 12'6)	Bathroom	3.13m x 1.61m (10'3 x 5'3)
Hall	5.44m x 1.30m (17'9 x 4'3)	WC	1.63m x 0.87m (5'3 x 2'9)
Bedroom 1	4.29m x 2.48m (14'0 x 8'2)		



General

The property is being sold in its present condition and no warranty will be given to any purchaser with regards to the existence or condition of the heating, services or other systems within the property. Any intending purchaser is required to accept the position as it exists.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band D

EPC Rating

D

Post Code

IV2 6GF

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

KLA/JD/HIGH0055/0286

Price

Offers Over £240,000

Directions

From Inverness, take the A9 South, taking the first left and follow the signs for Milton of Leys. After the 2nd roundabout, turn right into Balvonie Street, continue along the street and the property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

