



2 Balvonie Brae, INVERNESS, IV2 6GD

Offers Over £335,000

REF: 61116





2 Balvonie Brae, known as the Skylight House, is a bright, deceptively spacious, four bedroom detached villa 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 a vaulted ceiling, making the best possible use of the natural light with heating by two individual systems, NIBE ground source heat pump which services the under floor heating and a gas boiler which services the water filled radiators, complemented by a wood burning stove in the lounge. With ample storage and well-proportioned rooms this property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate this delightful dwelling house and desirable location.

The accommodation, which is reached via a metal spiral stairway consists of: an entrance vestibule; a very well-appointed kitchen/dining/lounge area with vaulted ceiling, a wood burning stove providing a welcoming focal point and Juliette balcony. The kitchen area has a good selection of units with an integrated fridge, freezer and dishwasher with an electric oven and hob; bathroom comprising a three-piece suite in white with mains fed shower over the bath; double bedroom with fitted storage. On the lower floor are three further bedrooms all with fitted storage; two store cupboards, one housing the heating system the other housing the washing machine and dryer; sunroom with door opening to the side garden and bathroom comprising a three-piece suite in white with mains fed shower over the bath.

The property benefits from a good sized garden, mainly laid to grass with a garden shed and a lock block driveway provides off street parking with a further parking area to the front.

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	2.64m x 1.25m (8'8 x 4'0)	Bedroom 2	2.63m x 2.46m (8'8 x 8'0)
Kitchen/Lounge/Diner	8.10m x 5.50m (26'6 x 18'0)	Bedroom 3	2.74m x 2.62m (9'0 x 8'6)
Lounge	4.79m x 2.75m (15'9 x 9'0)	Bedroom 4	4.26m x 2.82m (14'0 x 9'3)
Hall	7.82m x 1.35m (25'8 x 4'5)	Bathroom	2.89m x 1.87m (9'6 x 6'2)
Bedroom 1	0.00m x 0.00m (0'0 x 0'0)	Bathroom	2.44m x 1.84m (8'0 x 6'0)



General

All floor coverings, light fittings and integrated items are included in the sale. The factoring fee is approx £285 annually. This property is being sold as seen with no warranty given as to the condition of any services' or appliances within the property.

Services

Mains water, electric, drainage and gas.

Council Tax

Council Tax Band E

EPC Rating

N/A

Post Code

IV2 6GD

Entry

By mutual agreement.

Viewing

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

Reference

KLA/JD/HIGH0055/0303

Price

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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 then third left into Balvonie Brae. The property is further along on your left-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.

