



2 Balvonie Street, INVERNESS, IV2 6GF

Offers Over £380,000

REF: 61145





2 Balvonie Street is an Architect designed, substantial property 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 to take full advantage of natural light and offering versatile living, the property benefits from double glazing, under floor gas fired heating, solar panels and a good sized private rear garden. With ample storage and well proportioned rooms, this villa 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 is reached via a covered entrance and consists of: an entrance vestibule; inner hallway; a kitchen/diner with beamed ceiling and a good selection of base and wall mounted units, integrated dishwasher, fridge and freezer, gas hob, electric oven, store cupboard and ample room for informal dining; dining/family room with steps leading to the sunroom which in turn has doors leading to the garden; sitting room with door leading to bedroom 1; utility room with space for washing machine and tumble dryer; shower room comprising a WC, wash hand basin and free standing mains fed shower. On the upper floor is the master bedroom with store cupboard, fitted wardrobes, Juliette balcony and en-suite facilities comprising a WC, wash hand basin and large mains fed shower, leading from the bedroom is an attractive sitting/office area with balcony looking down on to the sunroom; further double bedroom with fitted wardrobe; family bathroom comprising a three piece suite in white.

A good sized garden to the rear of the property is mainly laid to grass with a paved patio area providing an ideal venue for al fresco dining and entertaining. To the front of the property the driveway provides ample off-street parking. There is also a lockable store.

The property is within easy walking distance of facilities at Monarch Shopping Centre which caters adequately for daily requirements and include a general store, chemist 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 Vestibule	2.50m x 1.51m (8'2 x 4'11)	Sitting Area/Office	3.01m x 2.37m (9'11 x 7'9)
Kitchen/Diner	5.13m x 4.17m (16'9 x 13'8)	Bedroom 1	3.97m x 3.01m (13'0 x 9'11)
Utility	1.98m x 1.65m (6'6 x 5'5)	Bedroom 2	5.14m x 2.82m (16'9 x 9'3)
Dining Room	4.35m x 3.08m (14'3 x 10'0)	Bathroom	5.12m x 1.71m (16'9 x 5'6)
Dining/Family Room	5.31m x 3.44m (17'5 x 11'3)	Shower Room	2.64m x 2.00m (8'8 x 6'6)
Sun Lounge	5.50m x 2.39m (18'0 x 7'9)	En-suite	2.65m x 1.15m (8'8 x 3'9)
Bed/Family Room	4.31m x 3.24m (14'2 x 10'8)		



General

All integrated items are included in the asking price. The factoring fee is approx £285 per annum. This property is being sold as seen with no warranty being given for any of the services or appliances within the property.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band F

EPC Rating

C

Post Code

IV2 6GF

Entry

By mutual agreement

Viewing

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

Reference

KLA/JD/HIGH0055/0304

Price

Offers Over £380,000

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, and the property is the first on your left.

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

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

