



1 Balvonie Green, INVERNESS, IV2 6GE

Offers Over £360,000

REF: 61251





description

1 Balvonie Green is a stunning Architect designed 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 generous living space, the property benefits from double glazing, under floor gas fired heating to the ground floor, a fully enclosed private rear garden and a versatile separate work/office unit. With ample storage and well proportioned rooms, this villa represents an ideal home for a family or young professionals alike.

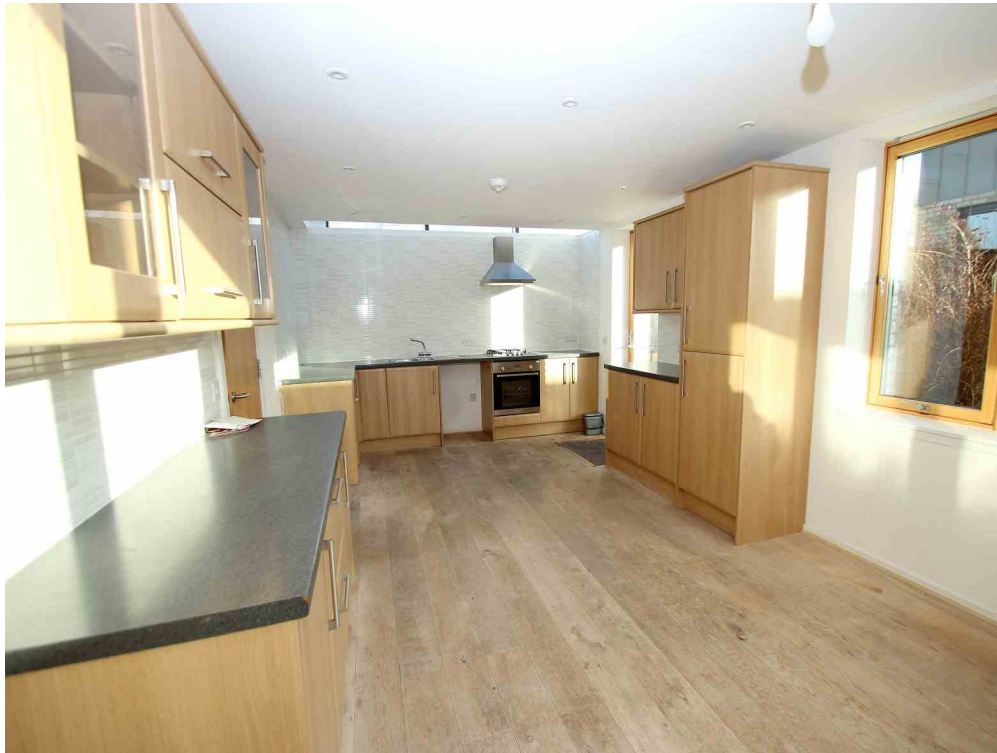
Viewing is highly recommended to fully appreciate the attractive layout and desirable location on offer.

The accommodation consists of: a hallway with two store cupboards, one housing the hot water tank; an open plan kitchen/diner with a good selection of base and wall mounted units, gas hob, electric and space for washing machine, fridge and freezer, from the dining area patio doors open to the rear garden; a double aspect lounge, flooded with natural light and a further set of patio doors opening to the rear garden; bathroom comprising a three piece suite in white; upper landing with store cupboard and double aspect study area; master bedroom with en-suite facilities comprising a two piece suite and mains fed shower; two further generous bedrooms both with fitted storage; family shower room comprising a two piece suite and mains fed shower.

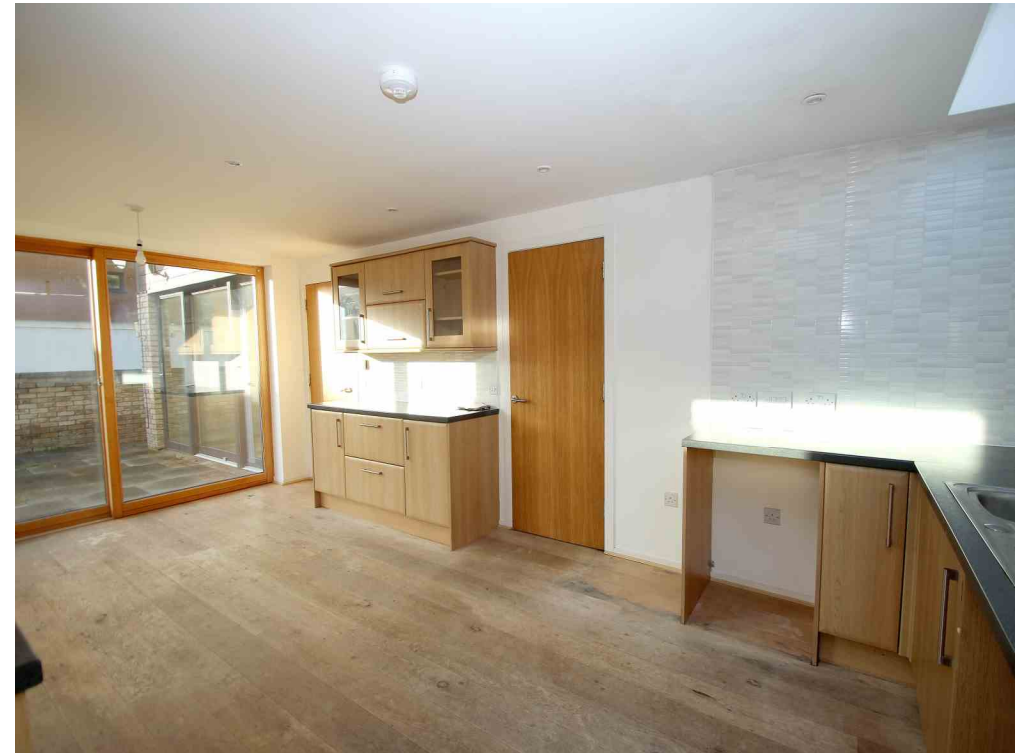
Externally the fully enclosed garden to the rear of the property is mainly laid to grass with a patio area providing an ideal venue for al fresco dining and entertaining. There is also a separate unit, with toilet facilities providing an ideal venue for a home office, gym, workshop or could be utilised as additional living space. To the rear of the property is also a private parking space with additional parking available close by 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, 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.

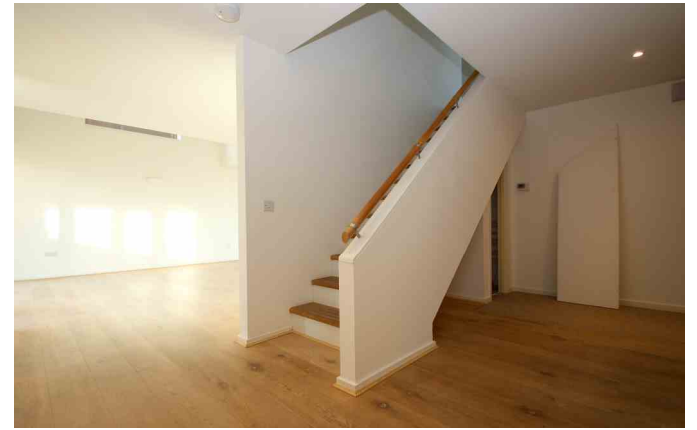
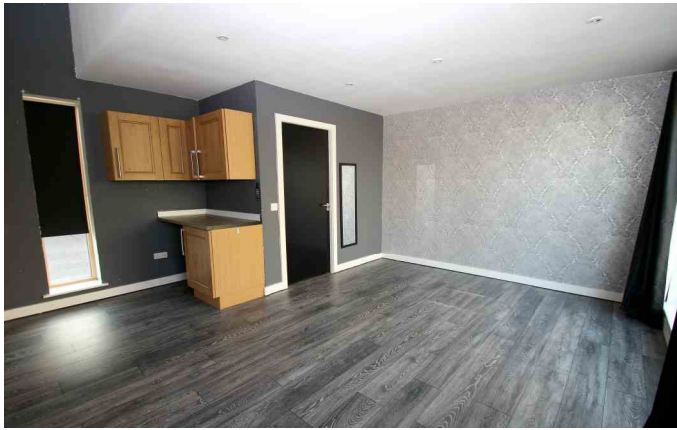


Kitchen/Diner **6.37m x 3.63m (20'11 x 11'11)**
Lounge **5.07m x 4.53m (16'8 x 14'9)**
Bedroom 1 **3.63m x 3.46m (11'11 x 11'3)**
En-suite **3.60m x 1.62m (11'9 x 5'3)**
Bedroom 2 **4.06m x 2.64m (13'3 x 8'8)**



En-suite **2.21m x 1.18m (7'3 x 3'9)**
Bedroom 3 **4.00m x 2.75m (13'0 x 9'0)**
Work Space/Studio **4.76m x 4.65m (15'6 x 15'3)**
Bathroom **3.00m x 1.97m (9'9 x 6'6)**
Shower Room **2.64m x 1.89m (8'8 x 6'2)**







General

The property is being sold as seen. The factoring fee is £300 per annum.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band F

EPC Rating

C

Post Code

IV2 6GE

Entry

By mutual agreement

Viewing

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

Reference

KLA/JD/HIGH0055/0306

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, and second left into Balvonie Green, with the property directly 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.



