

#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds and two wardrobes.

#### Heating

Electric heating.

#### Glazing

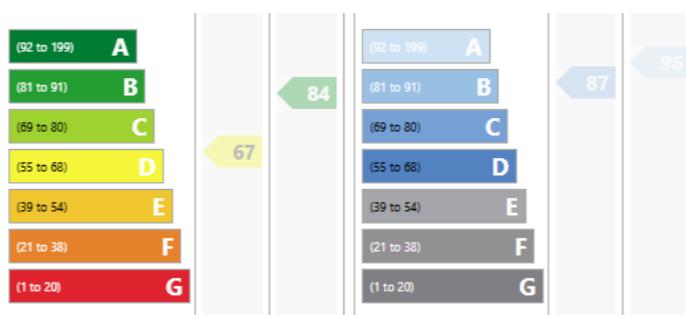
Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## 21 Balloon Road Inverness IV2 4JF

A three bedroomed, mid-terraced house which benefits from double glazed windows and low maintenance garden grounds.

**OFFERS OVER £143,000**

**Location:** The Property Shop, 20 Inglis Street, Inverness

**Email:** [property@munronoble.com](mailto:property@munronoble.com)

**Phone:** 01463 22 55 33

**Mobile:** 01463 22 51 65

#### Property Overview



Mid-Terraced  
House



3 Bedrooms



1 Reception



1 Wet Room



Electric



Garden



Communal



**Bedroom One**



**Bedroom Two**





### Property Description

A great opportunity to purchase a spacious, three bedroome mid-terraced house located in the established Hilton district of Inverness. This property is within easy walking distance of the city centre and offers many pleasing features including electric heating, double glazed windows and gardens. The accommodation is spread over two floors with the ground floor comprising an entrance hall with a large cupboard, a bright and airy double aspect lounge/dining room with feature electric fire set within a stone surround and a kitchen. This room is fitted with wall and base mounted units with worktops, a 1 1/2 stainless steel sink with mixer tap and drainer, and has plumbing for a washing machine. From here a door provides access to the rear garden. From the entrance hall, stairs rise to the first floor accommodation which consists of a landing with loft access, two double bedrooms and a single bedroom (all of which have fitted storage) and a wet room which has a wash hand basin, a WC and a walk-in shower. The property requires modernisation, but once complete will suit a variety of potential purchasers including first time buyers and young families and viewing is recommended to appreciate the potential within.

Outside, the gardens to the front and rear are of low maintenance and are laid to gravel. The rear boasts a patio area which is perfect to enjoy some al-fresco dining. Sited here and included in the sale is the timber garden shed. Parking for the property is to the side elevation in the communal car park.

21 Balloan Road 42 is located in the established Hilton district of Inverness where local services include Hilton Village shopping area and a community centre as well as primary schooling. Further amenities can be found at Balloan Road shopping village including a convenience store, a chemist, a beauty salon and a bar/restaurant. The area is also serviced by a good bus service to and from Inverness city centre.



### Rooms & Dimensions

Entrance Hall

Lounge/Dining Room  
Approx 3.55m x 6.37m

Kitchen

Approx 3.32m x 3.59m\*

Landing

Wet Room  
Approx 1.65m x 1.92m

Bedroom Two

Approx 2.61m x 3.70m

Bedroom One

Approx 3.03m x 3.21m

Bedroom Three

Approx 2.34m x 2.28m

\*At widest point

