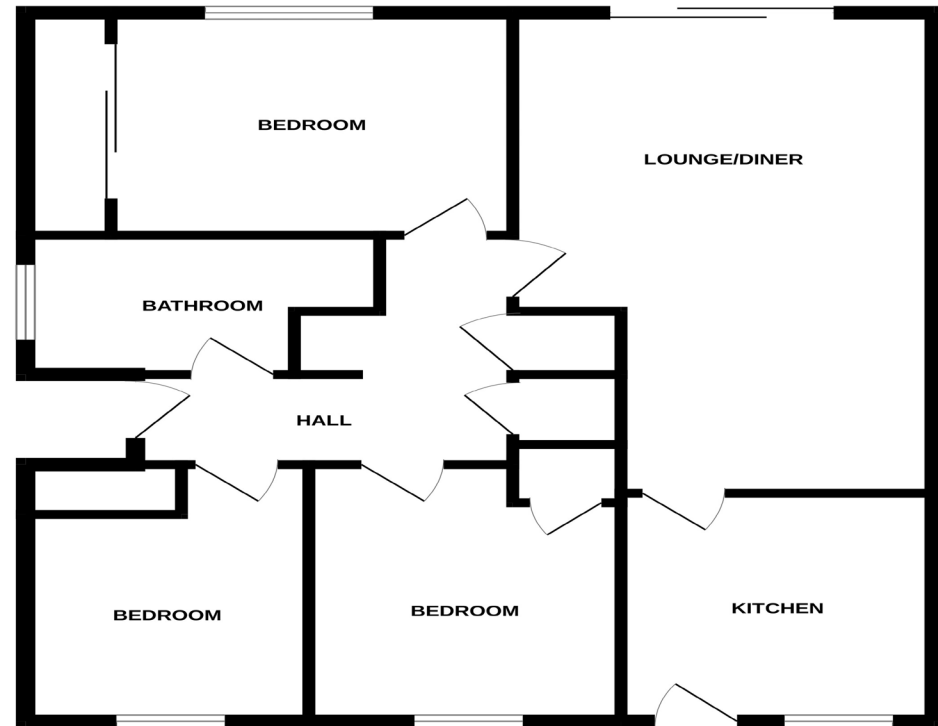




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds and curtains.
 Washing machine and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

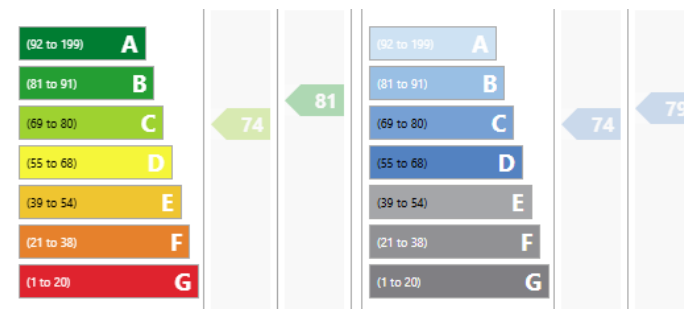
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £220,000
 A full Home Report is available via Munro & Noble website.



80 Balnafettack Crescent Inverness IV3 8TG

Three bed roomed semi-detached bungalow located in Scorguie which benefits from gas central heating, a private rear garden and panoramic views over the city and Kessock Bridge.

OFFERS OVER £220,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📞 01463 22 51 65

Property Overview



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.

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge/Dining Room

Property Description

80 Balnafettack Crescent is a three bedroomed, semi-detached bungalow that sits on a quiet street in the established residential area of Balnafettack. In walk-in condition throughout, the deceptively spacious accommodation will appeal to many including families and viewing comes highly recommended to appreciate the panoramic views the property benefits from which overlook the city, Kessock Bridge and the Moray Firth. It has a number of great features including gas central heating, double glazed windows, a partially floored loft, and ample storage provisions, with two storage cupboards in the hallway and all bedrooms boasting fitted cupboards with the principal bedroom having a large, triple mirrored wardrobe with sliding doors. The accommodation comprises of a spacious entrance hall, which gives access to three double bedrooms, a bathroom which consists of a wash hand basin, W.C, a bath, and shower cubicle completed with wet-walling, and a bright and airy lounge/dining room. This room has the advantage of a patio door leading out to the rear garden, which provides an abundance of natural light to flood in and offers a place to take in the serene views. Completing the accommodation is the modern kitchen which is accessed from the lounge/dining room and also has a door to the front elevation. This kitchen comes fitted with wall and base mounted units with worktops, an integrated electric oven and hob with overhead extractor fan, and a 1 ½ sink drainer with mixer tap with complimentary tiling. Included in the sale is a washing machine and there is space for a tumble dryer and fridge-freezer. Externally, the front elevation of the property is of low maintenance, being laid to lawn with a gravel and mature shrub border and enclosed by walling. A driveway to the side elevation leads to the timber shed and generously sized rear split-level garden. It is a combination of lawn, patio, and gravel and is enclosed by timber fencing. The patio offers a place for al-fresco dining and to take in the breathtaking views. Balnafettack Crescent is located on the west side of the city and is ideally located within walking distance of the Caledonian Canal, Blackpark Filling Station, and Kinmylies shopping area. There is a regular bus service to and from the city centre which provides a good selection of shops, amenities and facilities including restaurants, bars, and cafes. Kinmylies and Muirton Primary School, and nursey is located within walking distance of the property while older children would attend nearby Charleston Academy.



Lounge/Dining Room



Bathroom



Rooms & Dimensions

Entrance Hall

Bathroom
Approx 1.87m x 3.30m*

Bedroom One
Approx 2.98m x 3.71m

Lounge/Dining Room
Approx 3.89m x 6.44m*

Kitchen
Approx 2.97m x 3.03m

Bedroom Two
Approx 2.63m x 3.47m*

Bedroom Three
Approx 2.59m x 3.47m*

*At widest point

