

Ground Floor

First Floor

Services

Mains water, electricity, and drainage.

Extras

All fitted floor coverings.

Heating

Partial electric heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

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

Entry

By mutual agreement.

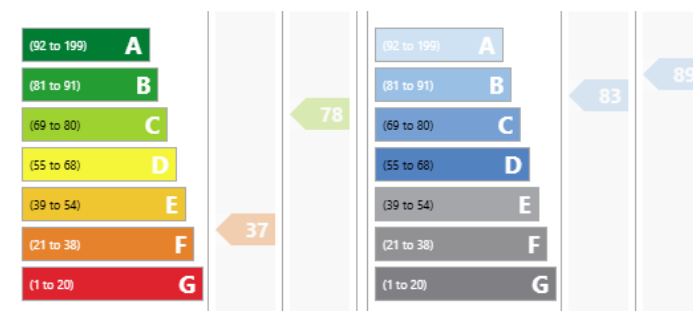
Home Report

Home Report Valuation - £115,000

A full Home Report is available via Munro & Noble website.

Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.



49 Balloan Road
Inverness
IV2 4JG

A spacious two bedroomed, end-terraced villa which benefits from double glazed windows.

OFFERS OVER £114,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview





Lounge/Dining Room



Kitchen

Property Description

A great opportunity to purchase a spacious, two bedroomed end-terraced house located in the established Hilton district of Inverness. Located within easy walking distance of the city centre, the property has double glazed windows, partial electric heating and ample garden grounds. Although the property requires a degree of modernisation, but once complete will make a comfortable family home or could interest buy to let investors. The ground floor accommodation consists of an entrance hall (with a large storage cupboard), a double aspect lounge/dining room and a fitted kitchen. The kitchen comprises wall and base mounted units with splashbacks, a stainless steel sink with mixer tap and drainer, and has an integral electric oven and hob with extractor fan over. From here there is a door giving access to the rear elevation. On the first floor there is a landing giving access to the loft , two double bedrooms (with the principle bedroom having two fitted wardrobes), and a wet room which is fitted with a wash hand basin, a WC and a walk-in mains shower. Externally, there is a front, rear and side garden which is predominantly laid to lawn with some mature hedging, and a patio area to the rear elevation, which is perfectly positioned to enjoy the sunshine. On-street parking is available to the rear elevation. 49 Balloan Road, 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 along 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.



Bedroom One



Bedroom Two

Rooms & Dimensions

- Entrance Hall
- Lounge/Dining Room
Approx 6.37m x 3.19m
- Kitchen
Approx 2.19m x 3.55m
- Landing
- Wet Room
Approx 2.57m x 1.65m
- Bedroom Two
Approx 3.33m x 3.42m
- Bedroom One
Approx 2.97m x 4.53m



Wet Room

