



## **Ground Floor**

#### **Services**

Mains water, electricity, and drainage.

#### **Extras**

All fitted floor coverings.

### Heating

Partial electric heating.

### **Glazing**

Double glazing throughout.

### **Council Tax Band**

#### **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.

First Floor

### **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.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 1HN. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 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.





# 49 Balloan Road Inverness **IV2 4IG**

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

## OFFERS OVER £114,000

- property@munronoble.com
- **U** 01463 22 55 33
- **A** 01463 22 51 65

## **Property Overview**









Room



Electric





On-Street **Parking** 





## **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.







## **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



