



22 Balnafettack Road
Inverness, IV3 8TF

This two bedroom fourplex, located in Balnafettack has a garden and off-street parking.

Offers Over £120,000

22 Balnafettack Road

, Inverness, IV3 8TF



PROPERTY

ENTRANCE HALL

KITCHEN

Approx 6'2" x 8'6" (Approx 1.88 x 2.60)

LOUNGE

Approx 9'9" x 17'7" (at widest point)
(Approx 2.98 x 5.35 (at widest point))

BEDROOM TWO

Approx 9'5" x 8'9" (at widest point)
(Approx 2.87 x 2.66 (at widest point))

LANDING

Approx (Approx)

BATHROOM

Approx 7'5" x 6'1" (Approx 2.25 x 1.86)

BEDROOM ONE

Approx 9'10" 9'8" (Approx 3.00 2.95)

SERVICES

EXTRAS

HEATING

GLAZING

COUNCIL TAX BAND

VIEWING

ENTRY

HOME REPORT

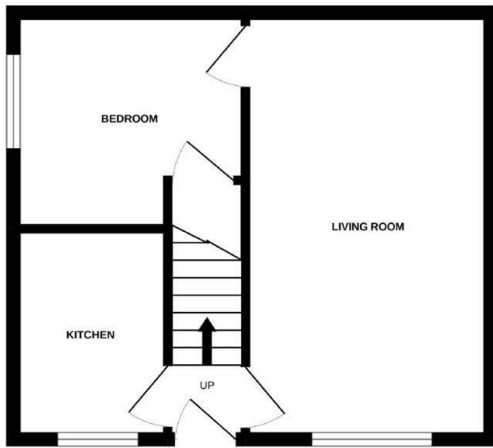


[Directions](#)

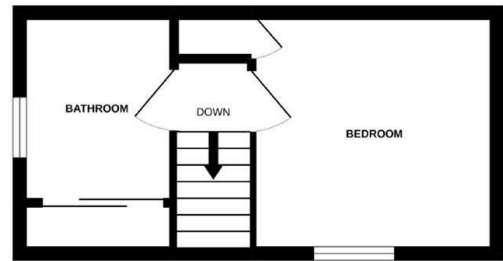


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	