

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 misstatement. 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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Services

Mains water, gas electricity, and drainage.

Extras

All carpets, fitted floor coverings and blinds. Fridge-freezer and washing machine. Sofa and table. Some items of furniture are available under separate negotiation.

Heating

Gas radiator central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

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

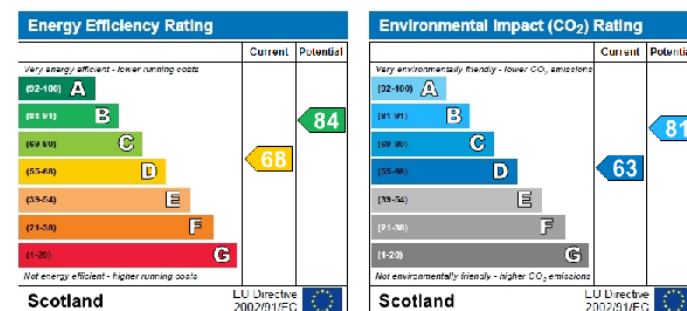
Entry

By mutual agreement.

Home Report

Home Report Valuation - £285,000

A full Home Report is available via Munro & Noble
- property@munronoble.com.



Es Cana 11 Braeside Park, Inverness IV2 7HL

An extended five bedroomed, detached bungalow with conservatory, located in Balloch that is fully double glazed, has gas central heating, gardens and a double garage.

OFFERS OVER £282,000

📍 The Property Shop, 47 Church Street, Inverness

✉ property@munronoble.com

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Property Overview





Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Conservatory



Kitchen



Kitchen



Bedroom Four



Bedroom Five





Property Description

Occupying a generous plot in the sought after Balloch area of the City and enjoying views towards the Moray Firth and beyond, this extended five bedroom bungalow would make an ideal family home and early viewing is recommended to be able to fully appreciate the location of the property and the size of the accommodation within. The pleasant accommodation is spread over one floor and consists of an entrance vestibule, an entrance hall, off which can be found a sizeable lounge with feature electric fire within a brick surround, a fitted kitchen with a well-placed conservatory off, a family bathroom which comprises a WC, a vanity wash hand basin and a bath with shower over and three double bedrooms (one which is currently utilised as an office) From the lounge, the dining room can be accessed, and from here, two further double bedrooms can be found as well as a family shower room which has a WC, a wash hand basin and a tiled shower cubicle. The kitchen comprises wall and base mounted units with worktops, splashbacks, a 1 ½ sink with drainer and mixer tap, and Neff integral appliances which include a microwave, an electric oven and a gas hob with hood over. Further pleasing features include gas central heating, double glazing and ample storage provisions. The gardens extend to the front and rear elevation, with the front garden being laid to lawn and incorporates a block paved driveway which provides ample space for off-street parking for a number of vehicles and leads to the detached, double garage that is attached to a neighbouring garage and has an electric door, power and lighting. The attractive rear garden is a combination of patio, low seating, and is mainly laid to lawn with a number of stocked flower beds, mature trees, shrubs and is fully enclosed by walling and wooden fencing. The property is situated in the popular residential area of Balloch, approximately 5 miles from the City Centre. The area is served by a regular bus service and is within easy reach of all City centre services and amenities. Local amenities include a Co-op store, vets, and a community hall. A chemist, butchers and doctors surgery is located nearby at Culloden Village. Primary schooling is available at Balloch Primary and Culloden Academy for secondary school children, with it's swimming pool and other community and leisure facilities, is within easy reach.



Rooms & Dimensions

Entrance Vestibule
Approx 1.36m x 1.11m

Entrance Hall

Bedroom Three
Approx 3.86m x 2.72m

Bedroom One
Approx 3.27m x 4.02m

Bedroom Two
Approx 2.72m x 3.26m

Bathroom
Approx 1.95m x 2.72m

Kitchen
Approx 3.55m x 2.72m

Conservatory
Approx 3.67m x 2.53m

Lounge
Approx 4.69m x 4.85m

Dining Room
Approx 2.62m x 3.06m

Bedroom Four
Approx 3.36m x 3.30m (AWP)*

Shower Room
Approx 1.43m x 2.09m (AWP)

Rear Hall

Bedroom Five
Approx 3.38m x 3.29m (AWP)

Garage
Approx 2.87m x 9.49m

*At Widest Points

