

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 discrepancy between the floorplan and the property. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.

## 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

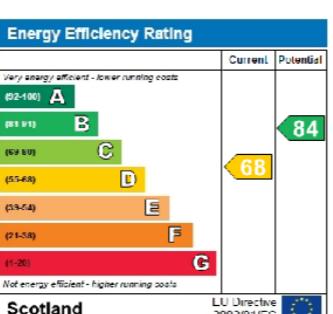
Double glazed windows throughout.

## Council Tax Band

E

## Viewing

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



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**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.



## Es Cana

### 11 Braeside Park, Inverness

### IV2 7HL

An extended five bedroome, 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](mailto:property@munronoble.com)

**📞** 01463 22 55 33

**📠** 01463 22 51 65

## Property Overview



Detached Bungalow



5 Bedrooms



2 Receptions



2 Bathrooms



Garden



Gas



Garage



Conservatory



**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 1/2 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 its 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

