



5 WELLSIDE AVENUE, BALLOCH, INVERNESS IV2 7GW

3 bedroom detached bungalow

Situated in quiet cul-de-sac

Restricted views across to the Moray Firth

Lounge/dining room

Kitchen

3 bedrooms (master en-suite)

Bathroom

Driveway to integral garage

Gas central heating and double glazed throughout

Fixed Price £205,000

**Viewing: By telephoning the selling agents on 01463 226232 to
arrange an appointment to view.**



55693

THE PROPERTY

Desirable detached bungalow set in quiet cul-de-sac within popular established residential area of Balloch. The property enjoys restricted views over the Moray Firth and Black Isle from the rear. The spacious and well proportioned accommodation is in good decorative order throughout and benefits from double glazing and gas central heating. The master bedroom has en-suite and dressing room area. Viewing is highly recommended.

LOCATION

The property is located within a popular and well established development on the east side of Balloch within easy reach of the A96 and provides easy accessibility to Inverness. Locally there is a well stocked convenience store, excellent primary school and secondary schooling being provided by Culloden Academy. There is a regular bus service to and from the city centre all adding to the appeal and convenience of the area.

ACCOMMODATION

Front door leads to the entrance vestibule and glazed door into spacious hallway. Walk-in cupboard providing ample storage space. Additional shelved cupboard housing hot water tank. Hatch with Ramsay ladder providing access to partially floored loft. Doors off to: -

Lounge

4.08m x 3.49m

Feature bay window to the front overlooking the garden. Karndean flooring. Archway to dining area.

Dining area

3.38m x 2.38m

Window to the front. Karndean flooring.



Kitchen

3.37m x 2.78m

Fitted with a range of wooden floor and wall units. Stainless steel sink. Integrated Neff oven, hob and hood. Tiled around work surfaces. Door to back garden.



**Master bedroom**

3.78m x 3.09m

Window overlooking the rear garden with restricted views to the Moray Firth and Black Isle. Arch to dressing area with two large fitted wardrobes with mirrored sliding doors. Door to en-suite measuring 2.06m x 1.68m comprising white WC and wash hand basin. Fully tiled and enclosed shower cubicle running off the mains. Shaver point.

Bedroom 3

3.78m x 2.07m (at widest)

Fitted wardrobe with sliding mirrored doors.

As stated, the property benefits from gas central heating and double glazing throughout.

OUTSIDE

Small easily maintained garden to the front. Tarmac driveway leading to car port and integral garage with power and light. The rear garden has a patio area, is laid to lawn and has flower beds and is enclosed with ranch fencing. Outside tap. Garden shed.

EPC BAND

The property lies within Energy Performance Band D.

COUNCIL TAX

The property lies within Council Tax Band E.

EXTRAS

Included in the sale are the carpets, blinds, oven, hob and hood.

HOME REPORT

A Home Report is available for this property and can be requested from the selling agents.

ENTRY

By negotiation.

**Bedroom 2**

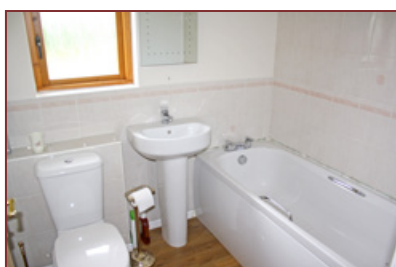
2.81m x 2.82m

Restricted views over the Moray Firth. Double fitted wardrobe with mirrored sliding doors.

Bathroom

1.97m x 1.72m

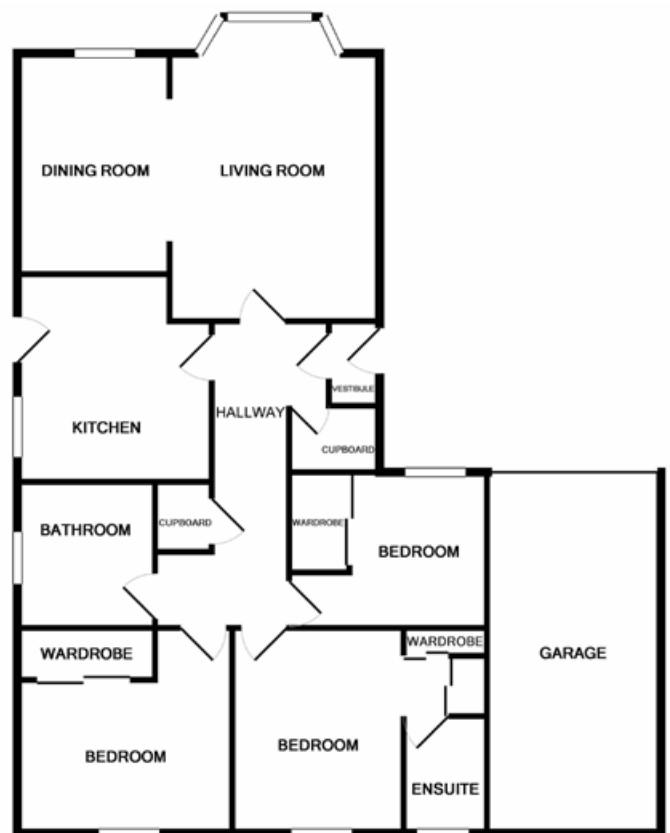
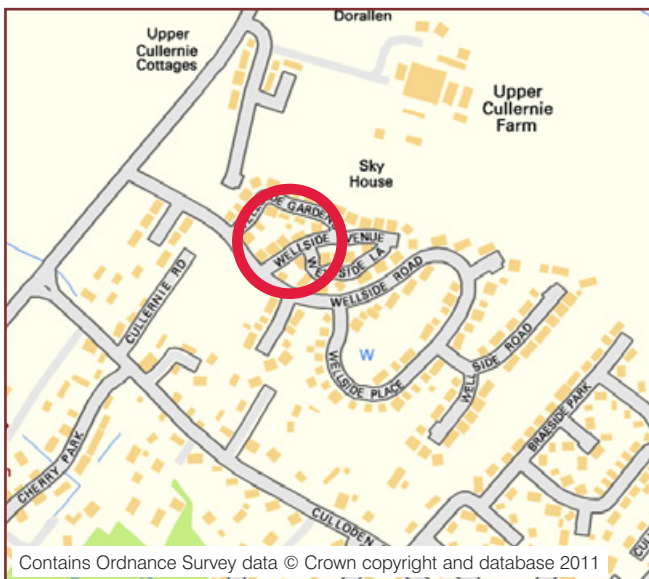
White WC, wash hand basin and bath. Tiled around bath.





DIRECTIONS

From Inverness take the A96 travelling towards Nairn. Go straight on through the roundabouts at Tesco and Culloden. Turn right at the signpost for Balloch and take the second left onto the road signposted Wellside Road. Follow that road and take the second left into Wellside Avenue.



If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.