



12 Moray Drive,
Balloch,
Inverness.
IV2 7HS

205,000



-
- Sought after Balloch Primary catchment



Ref: PRA14393

REDUCED

Viewing Instructions: To arrange a viewing of this property please contact Emma MacLaren on 01463 233218 or 07850 407 884.

General Description

Fantastic 2 bedroom bungalow in the sought after Balloch area of Inverness. Set within a good sized corner plot in a quiet street, this spacious bungalow will appeal to first time buyers or those looking for an easy to maintain retirement bungalow. The bright and spacious lounge with feature gas fireplace has a large picture window overlooking the front garden. The modern kitchen/diner has ample space for a dining table and 4 chairs, and it comes with integrated, gas hob, electric double oven, extractor, separate fridge/freezer and washing machine. There are two well appointed double sized bedrooms, both with fitted wardrobes. Completing the accommodation is a family bathroom with shower over the bath. Two double hall cupboards and a partially floored loft provide plenty of additional storage space. There are gardens to the front, rear and side of the property where sun can catch it throughout the day. The rear is mostly laid with a patio, and there is a greenhouse and large shed for additional storage. To the front the garden is mostly laid to lawn and there is a drive with parking for 3 vehicles.

Location: The property is centrally located in the sought after Balloch area of Inverness and is situated close to local woodland walks. Balloch is a popular residential area approximately 6 miles from the city centre of Inverness. It is an established area with excellent local amenities and services. There is a regular bus service into the city centre, with a bus stop located near to the property. Primary schooling is available at Balloch Primary, which is located nearby, with secondary pupils attending Culloden Academy. Further amenities are found at Culloden, including a doctor's surgery, chemist, hairdressers, bar and take-away. Its close proximity to the A96 and the A9 allows easy access to Dalcross Airport, Inverness University, Raigmore Hospital, Beechwood Business Park, Stoneyfield Business Park and Inverness Retail Park. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated gas hob, electric double oven and extractor. Fridge/freezer and washing machine. Garden shed and greenhouse.

Council Tax: Band D

Tenure: Freehold

Entry: By mutual agreement.

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Accommodation



Lounge (14' 2" x 15' 7") or (4.31m x 4.76m)



Kitchen (15' 9" x 10' 0") or (4.80m x 3.06m)



Bedroom 1 (11' 0" x 11' 2") or (3.36m x 3.40m)



Bedroom 2 (8' 11" x 11' 4") or (2.72m x 3.46m)



Bathroom (6' 8" x 5' 1") or (2.02m x 1.55m)

Services

Mains electricity, mains water, mains gas, mains drainage

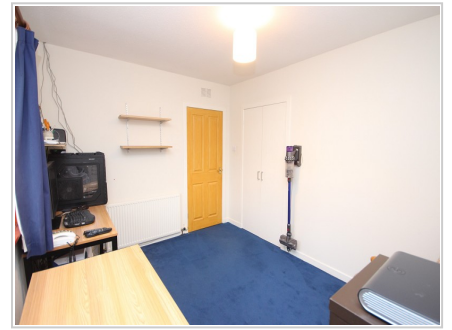
EPC Rating:69

Tenure

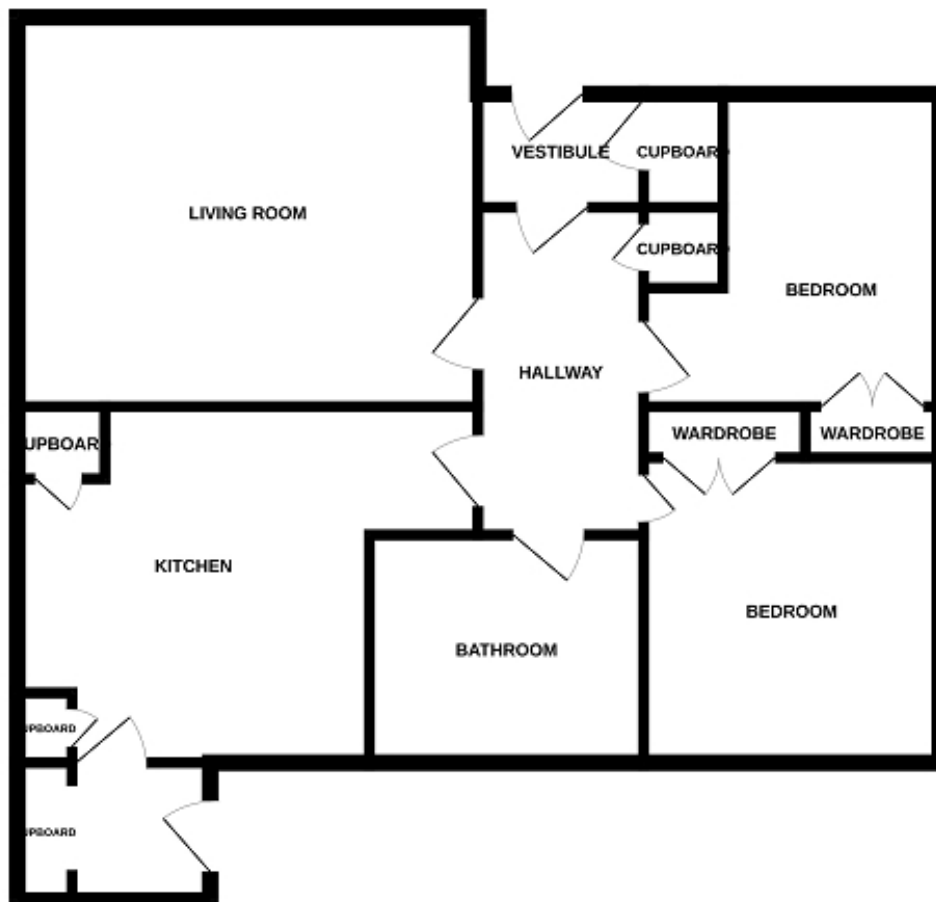
We are informed that the tenure is Freehold

Council Tax

Band D



GROUND FLOOR



£925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.