



**Harper
Macleod LLP**
Estate Agents & Solicitors



17 Balnafettack Road, Inverness, IV3 8TF

Offers over £185,000

Fantastic two bedroom semi-detached bungalow with detached garage and ample off street parking situated in a popular residential area in the City of Inverness. The property is well laid out to provide comfortable living accommodation and there is garden ground to the front and rear.

This is an excellent opportunity for a first-time buyer or for anyone looking to downsize.

The accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom.

The home benefits from warm air central heating and double glazing.

A bus service runs to and from the city centre where an extensive range of retail, leisure and business facilities can be found.

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

Hallway

8'5" x 3'4" x 3'4" x 10'3" (2.59m x 1.04m x 1.03m x 3.14m)

Doors to lounge, bathroom and two bedrooms. Cupboard housing electric meter. Cupboard housing central heating boiler. Cupboard housing the water tank. Hatch to roof space with light. Smoke alarm. Carpet.

Lounge

21'4" x 11'8" at widest point (6.51m x 3.57m at widest point)

Window to front. 15 clear glazed panelled doors to hallway and kitchen. Carpet.

Kitchen

9'8" x 9'6" (2.96m x 2.90m)

Window and door to rear. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer. Plumbed for washing machine. Integrated ceramic hob, electric oven and extractor. Spotlights. Vinyl flooring.

Bedroom 1

10'5" x 9'8" (3.20m x 2.97m)

Window to rear. Two Double mirrored wardrobes. Carpet.

Bathroom

6'6" x 6'9" (1.99m x 2.06m)

Window to side. W.C. and pedestal wash hand basin with mirrored wall cabinet, shaver light and socket above. Bath with Mira 88 electric shower above and shower screen. Tiling to walls and floor tiles.

Bedroom 2

8'6" x 10'5" (2.60m x 3.20m)

Window to front. Built-in storage cupboard. Carpet.

Outbuildings

Detached garage

9'1" x 17'5" (2.78m x 5.31m)

Up and over door. The garage roof has been replaced recently. Outside light.

Wooden garden shed

Garden Ground

The front garden is mainly laid to lawn with shrubs and a stone chipped path leads to the entrance door.

There is a tarmac driveway to the side of the property leading up to the garage providing ample off street parking.

The enclosed rear garden is laid to lawn which shrubs. From the top of the rear garden fabulous panoramic views over the City are enjoyed.

Extras

All fitted floor coverings are included in the sale price. The washing machine and fridge/freezer are available under separate negotiation.

Heating and glazing

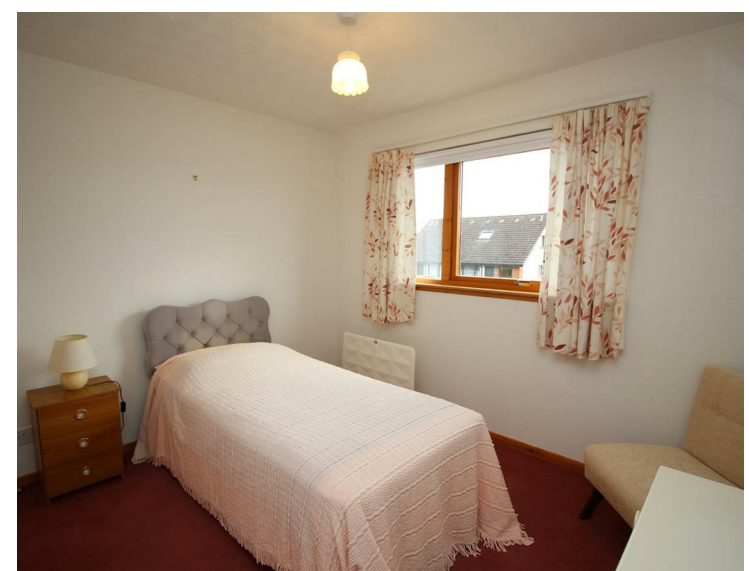
Modairflow warm air central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

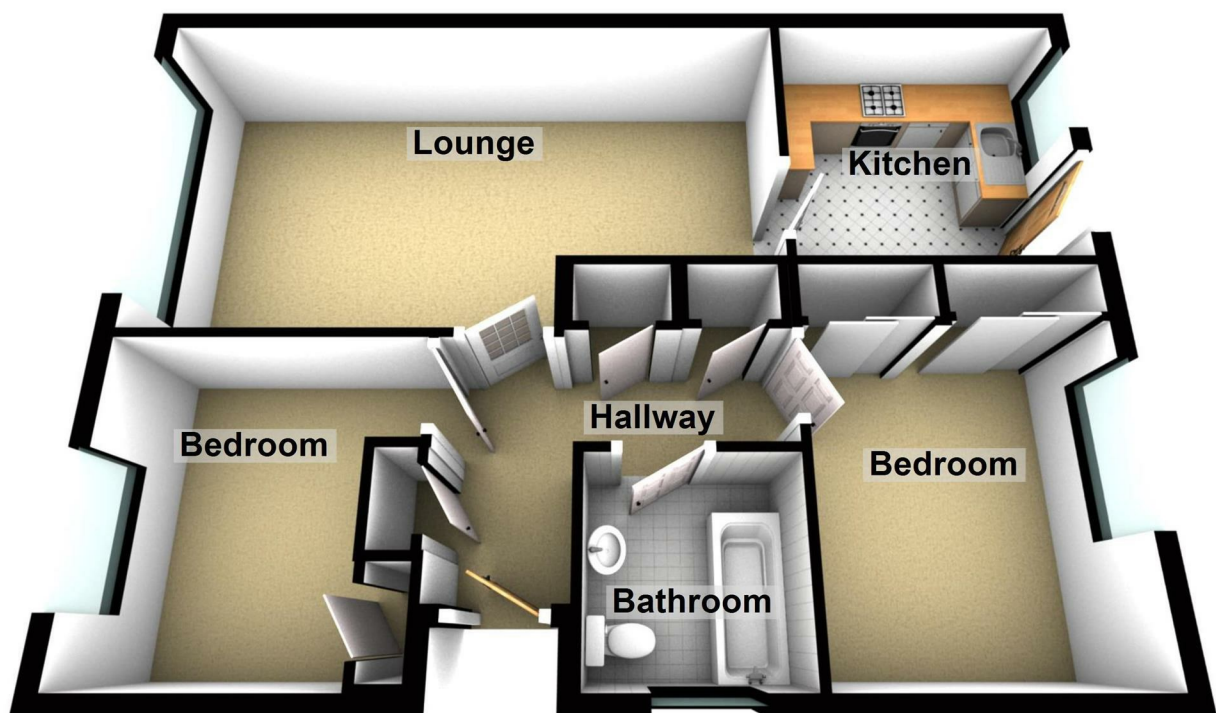
EPC Rating D

Council Tax Band D



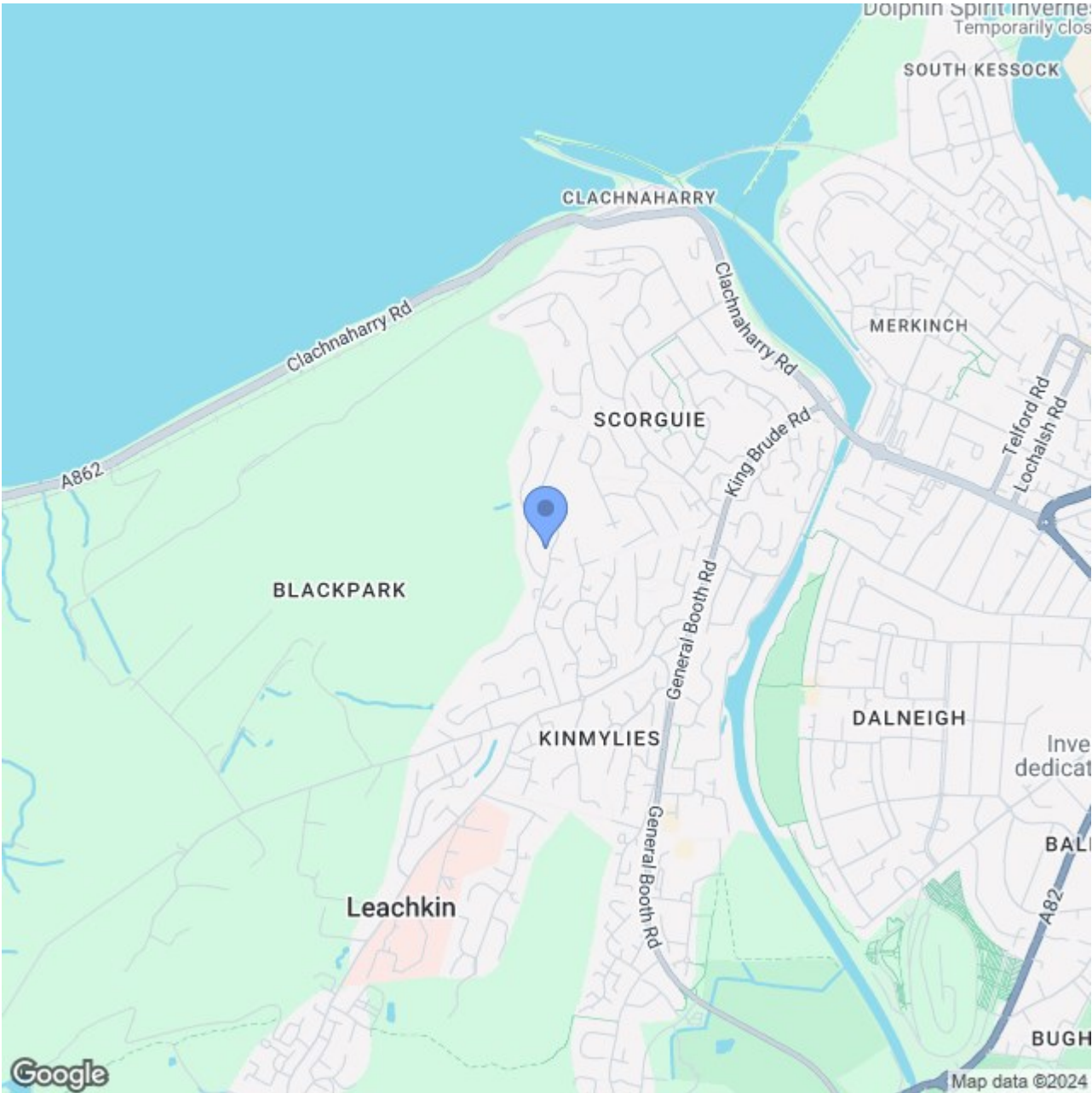


Ground Floor

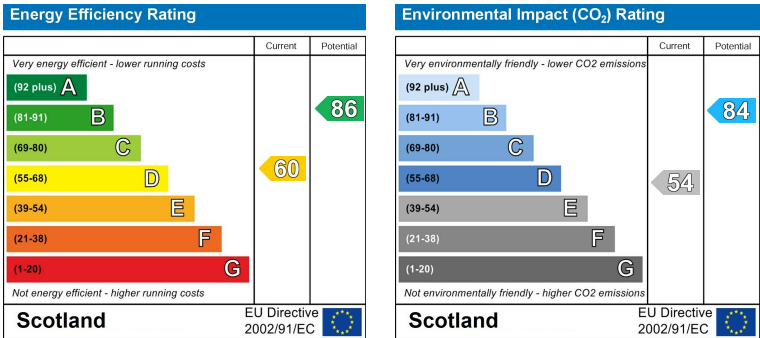


This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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