



**Harper
Macleod LLP**
Estate Agents & Solicitors

7 Borlum Road, Inverness IV2 4RN

Offers over £300,000



7 Borlum Road
Inverness, IV2 4RN

Bright and spacious 3 bedroom (one en-suite) detached bungalow with detached garage and ample off street parking situated in the popular Holm District of Inverness, within walking distance of the City Centre.

Entrance porch
5'1" x 6'0" (1.57m x 1.83m)

Hallway
6'5" x 14'5" (1.98m x 4.40m)

Lounge
10'5" x 17'5" (3.19m x 5.33m)

Kitchen/dining room
21'4" x 9'8" (6.51m x 2.97m)

Bedroom 1
11'3" x 9'3" (3.45m x 2.84m)

Bedroom 2
10'3" x 11'4" (3.14m x 3.46m)

Bathroom
7'4" x 6'3" (2.25m x 1.92m)

Bedroom 3
8'7" x 11'6" (2.64m x 3.51m)

En-suite shower room
6'5" x 4'3" (1.96m x 1.30m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

EPC Rating D

Council Tax Band D





The accommodation comprises an entrance porch, hallway, lounge, kitchen/dining room, 3 bedrooms (one en-suite) and bathroom. The home is in immaculate condition and there is ample storage space throughout.

Borlum Road is close to the Holm Mills Shopping Village and there is a convenience store, post office and Tesco nearby.

The home is conveniently located for the southern distributor road with easy access to Raigmore Hospital, Inshes Retail Park, the UHI Inverness Campus and the A9. It is also conveniently located for the west link road leading to the Inverness Leisure Centre, Bought Park, Whin Park and the riverside.

Primary school pupils attend Holm Primary School and secondary school pupils attend Inverness Royal Academy. There is a regular bus service to and from the City Centre which offers an extensive range of retail, leisure and business facilities. Inverness also benefits from excellent transport links. Viewing is highly recommended.

Accommodation:

Entrance porch 1.57m x 1.83m

Door and windows to front. Door to hallway. Feature brick. Vinyl flooring.

Hallway 1.98m x 4.40m

Doors to lounge, three bedrooms and bathroom. Cupboard housing the electrics. Hatch to roof space. Smoke alarm. Vinyl flooring.

Lounge 3.19m x 5.33m

Window to front. Fireplace with electric fire and hearth. Wall lights. T.V. point. Tel. point. Vinyl flooring.

Kitchen/dining room 6.51m x 2.97m

Window and door to rear. Modern fitted kitchen with wall and base units, worktop and splashback. 1 ½ bowl stainless steel sink with left hand drainer. Integrated Cooke & Lewis ceramic hob with extractor above and splashback, Bosch double electric oven and Bush American fridge/freezer. Spotlights. Heat alarm. Vinyl flooring.

Bedroom 1 3.45m x 2.84m

Window to front. Two built-in cupboards. Vinyl flooring.

Bedroom 2 3.14m x 3.46m

Window to rear. Built-in cupboard. Vinyl flooring.

Bathroom 2.25m x 1.92m

Window to rear. White WC and pedestal wash hand basin with mirror above. Bath with main shower above, wet wall and shower screen. Vinyl flooring.

Bedroom 3 2.64m x 3.51m

Window to rear. Triple fitted wardrobes with louvre doors and cupboards above. Vinyl flooring.

En-suite shower room 1.96m x 1.30m

White WC and wash hand basin set in vanity unit with tiled splashback and mirror above. Medicine cabinet. Wall cabinet. Shower cubicle with dual shower head and wet wall. Extractor. Vinyl flooring.

Outbuildings

Detached single garage

Two timber sheds

Boiler house

Garden ground

The front garden is mainly laid to lawn with shrubs and there is a paved path leading up to the front door. There is a tarmac driveway to the side of the property leading up to the garage. There is also a gravelled area to the front providing additional parking.

The rear garden has been laid out mainly with gravel for low maintenance with a drying green. A paved path leads to the back door and side of the property.

Extras

All blinds and the American fridge/freezer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

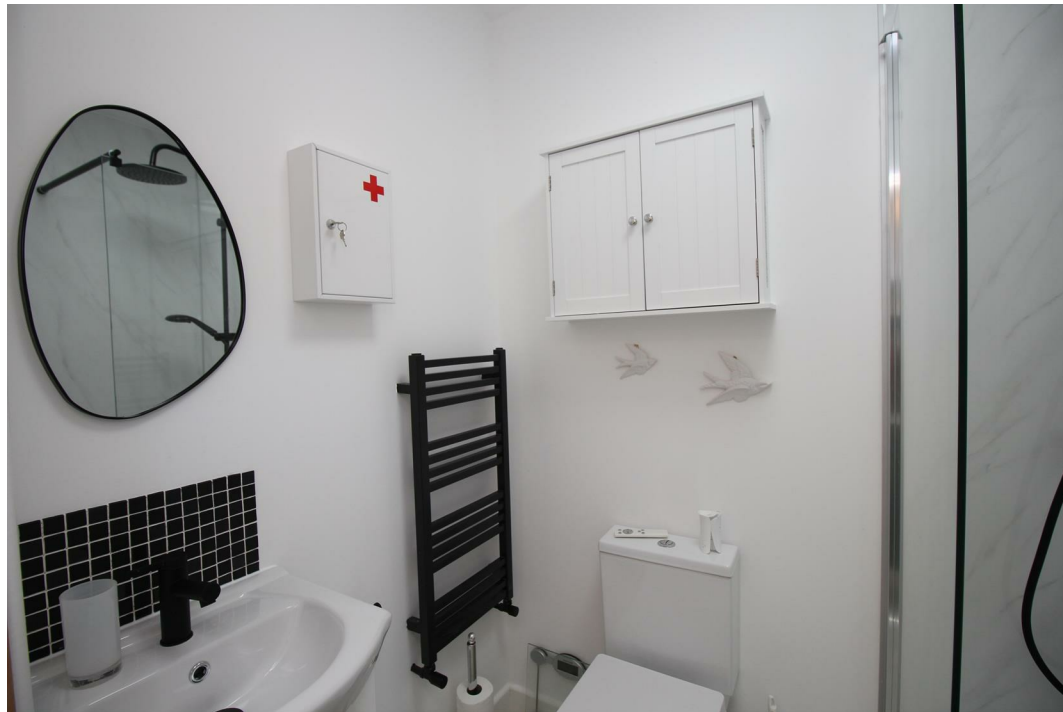
Services

Mains gas, electricity, water and drainage.

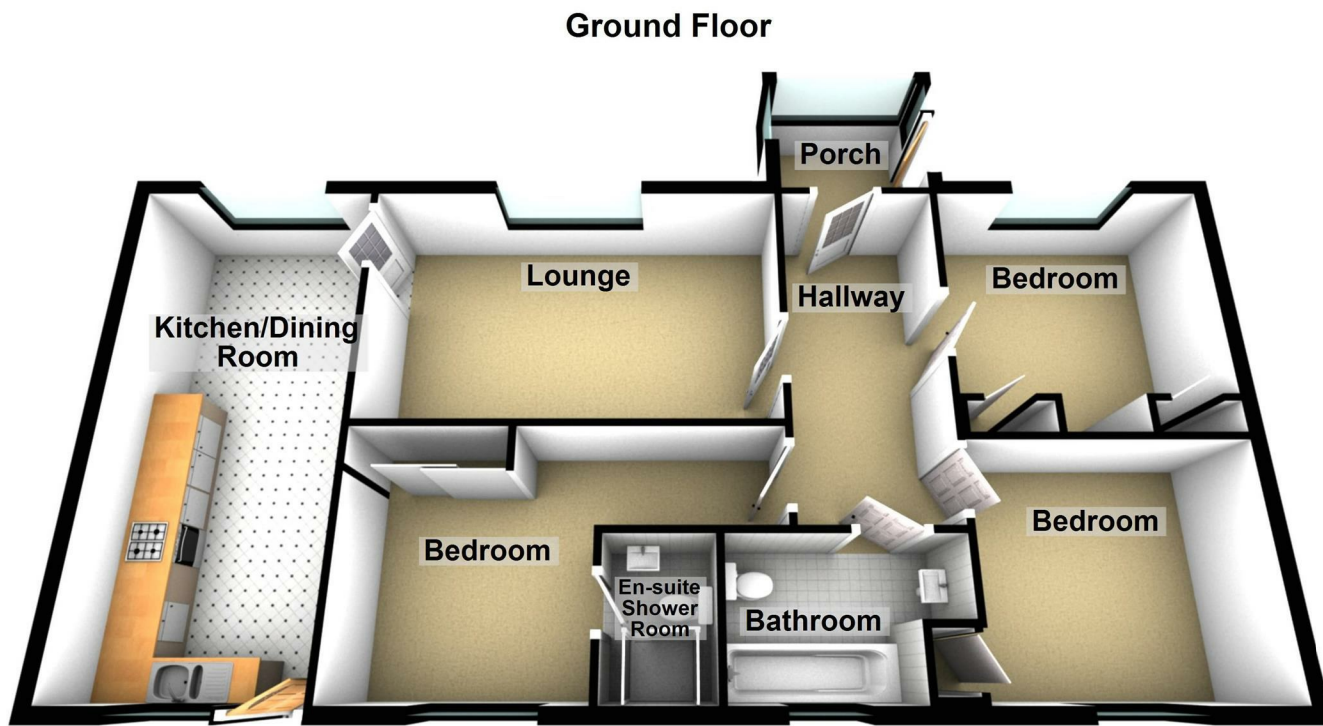
EPC Rating D

Council Tax Band D

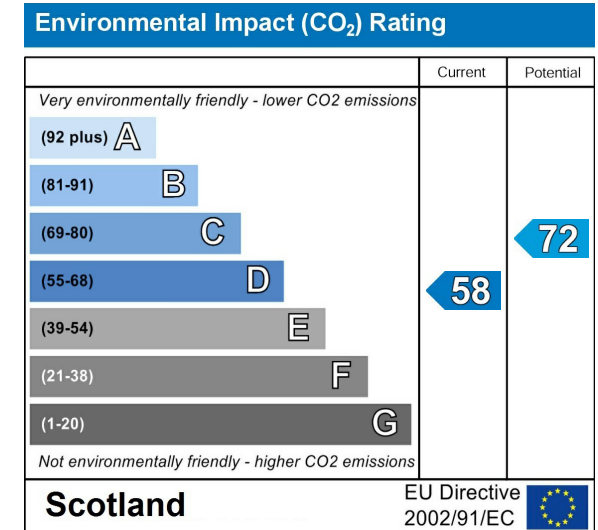
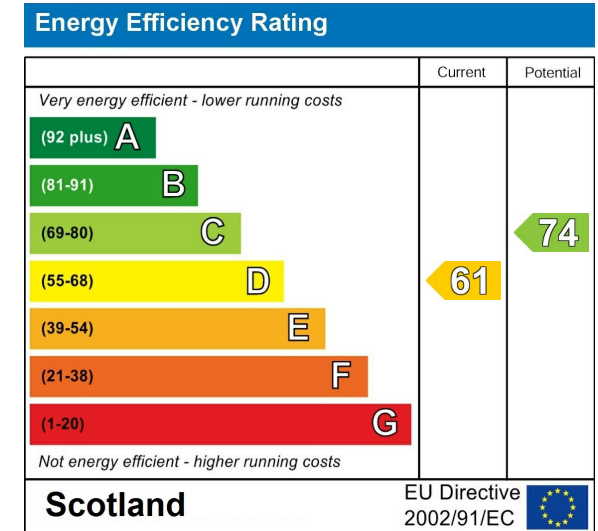








Energy Efficiency Graph



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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