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**11 Balnafettack Road
Inverness**

REDUCED IN PRICE



Two bedroom semi-detached bungalow enjoying views over the city towards the Moray Firth. *Accommodation:* hallway, lounge/dining room, sleek kitchen, modern bathroom and two bedrooms. Gas fired central heating. Double glazed windows. Garden with a garden shed. Off-road parking.



Fixed Price £134,000

HSPC REFERENCE: 41127

**The Property Shop
47 Church Street, Inverness**
Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com





PROPERTY

11 Balnafettack Road is a two bedroom semi-detached bungalow located in the popular Balnafettack district of Inverness. The property has been well maintained and upgraded by the current owner to provide excellent accommodation. The well laid out accommodation includes a spacious lounge/dining room which has a picture window that takes in views over the city towards the Moray Firth and the Kessock Bridge. From the front door the kitchen and hallway can be accessed. The kitchen has a good selection of base and wall mounted units with worktops and tiled splashback and integral hob, oven and cooker hood. Both of the bedrooms in the property are also good size and have an outlook to the rear elevation over the garden. The master bedroom has fitted wardrobe space. Completing the accommodation is the modern bathroom which has a three piece suite. The property has double glazed windows and gas fired central heating. This bungalow would be very worth consideration by anyone who is looking for a bungalow in Balnafettack district of Inverness.

GARDENS

To the side of the property there is a driveway providing space for off-road parking and the front garden is laid to lawn with central focal point of a flowerbed. There is a gated access to the rear garden where is the garden shed, a large patio area and lawn. The rear garden has shrub and heather planting and from the front garden views can be enjoyed over the city.

LOCATION

The property is located in the Balnafettack district of Inverness and local amenities can be found in Charleston which include a general store, hairdressers, medical centre and takeaway restaurant. There is also a bus service from the area which takes you into Inverness City Centre where a

more comprehensive range of shops and services can be found. Primary and secondary schooling are both located nearby.

GENERAL DESCRIPTION

The main door of the property opens directly into the kitchen, there is also a side door which opens into the hallway.

HALLWAY

The hallway has doors providing access to the lounge/dining room, both bedrooms and the bathroom. There is a cupboard plus additional cupboard space housing the boiler. Loft hatch can be found here.

LOUNGE/DINING ROOM

Approx 3.26m x 4.63m (10'08" x 15'02")

The lounge/dining room has a picture window to the front elevation, a radiator, laminated wood effect flooring and a 15 pane glass panel door providing access to both the kitchen and hallway.





KITCHEN

Approx 2.83m x 2.01m (9'09" x 6'07")

The kitchen has a window to the side elevation and a door to the front providing access to the garden. The kitchen has base and wall-mounted units with worktops and matching splashback. There is a space for a fridge freezer and also space and plumbing for a washing machine. There is a sink unit with mixer tap and drainer, an integral hob, oven and cooker hood, a radiator and a wine rack.

BEDROOM 1

Approx 2.71m x 3.26m (8'10" x 10'08")

Bedroom one is the master bedroom of the property and has a window to the rear elevation, a double mirrored integral wardrobe and a radiator.



BEDROOM 2

Approx 2.56m x 3.26m (8'05" x 10'08")

Bedroom two has an outlook to the rear elevation and a radiator.



BATHROOM

Approx 1.70m x 2.00m (5'07" x 6'07")

The bathroom comprises of a white wc, wash hand basin and a bath with shower over. There is a shower screen, wet walling and tiled splashback next to the sink unit. The bathroom has a window to the side and there is a corner shelf cabinet, a mirror and a radiator.

HEATING

Gas fired central heating.

GLAZING

Double glazed windows.

EXTRAS

The property is to be sold with all fitted floor coverings and blinds.

SERVICES

Mains water, electricity, gas and drainage.

ENTRY

By mutual agreement.

VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV3 8TF



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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.