



1 MACLEOD ROAD, BALLOCH, INVERNESS

Hall  
Lounge  
Dining room  
Kitchen  
Conservatory  
Bathroom  
5 Bedrooms  
En suite shower room  
Garden  
Garage

Offers over £199,000

Deceptively spacious detached dwelling house located in pleasant residential area in the village of Balloch. Located just a short drive from the city of Inverness, Balloch is also conveniently located to Culloden which has a good range of shops and a secondary school with swimming pool. Balloch has a primary school and local shop. A bus service to Inverness is routed nearby.





Offering spacious, versatile accommodation arranged over two floors this property has been extended and improved by the present owners. The property features an open fire in the lounge, a large conservatory, a well fitted modern kitchen, double glazing and gas central heating with radiators throughout. There is a separate dining room and the 5 bedrooms are of good dimension.

The front garden is open plan with a driveway allowing good off street parking and leading to the integral single garage. The enclosed rear garden is paved and gravelled for easy maintenance and the large decked area provides a pleasant space for seating.

### Hall

Access to ground floor rooms and open tread staircase to the first floor.

### Lounge: 3.18m x 5.19m & 2.55m x 2.97m

Bright and spacious with two large front facing windows. Open fired in attractive fire place with wood surround and tiled inset. Space for informal dining. Sliding patio doors opening to the conservatory. Doorway to kitchen.

### Kitchen: 3.35m x 2.64m

Fitted with stylish floor based and wall mounted units incorporating an electric over, hob and filter hood. Space for a washing machine. Door to conservatory. Feature archway to dining room.

### Conservatory: 4.06m x 3.55m

Of good dimension and giving access to the rear garden.

### Dining room: 2.64m x 2.76m

With window looking out to the rear garden and door to hall.

### Bathroom: 2.74m x 1.68m

Fitted with a white spa bath with electric shower fitted above, wash hand basin and WC. Wall tiling. Side facing window.

### Bedroom 1: 3.76m x 3.04m

Well proportioned, double room with full wall length built in wardrobes with mirrored doors. Large window looking out to the rear.

### Bedroom 2: 3.68m x 2.58m

Double room with side facing window. Built in wardrobe.

### First floor

A further 3 bedrooms are located on the first floor.

### Bedroom 3: 3.9m x 3.42m

Spacious, double room with front facing velux window and rear facing window. Built in wardrobe.

### Bedroom 4: 3.55m x 3.13m

Double room with rear facing window. Full wall length wardrobes with mirrored doors. Sliding door to en suite shower room.

### En suite shower room:

2.64m x 2.73m

Fitted with and electric shower in large, tiled shower cubicle, wash hand basin with cupboard beneath and WC. Built in storage and display space. Side facing window.

### Bedroom 5: 3.42m x 2.44

Single room with front facing velux window. Built in cupboard.

### Conditions

All carpets, curtains, blinds, oven, hob and fridge/freezer are included in the sale price

### Council Tax

Band E

### Post Code

IV2 7JW

### Entry

By mutual agreement

### Energy Performance Rating

Band - F

### Home Report

A Home Report exists for this property and can be made available to seriously interested parties.

### Viewing

By appointment through South Forrest Property Department on 01463 250255 or direct with the seller on 01463 790143

### Price

Offers over £199,000




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