



67 Balnafettack Crescent, Inverness, IV3 8TG

Offers over £145,000

REF: 47839



# description

## 67 BALNAFETTACK CRESCENT, INVERNESS, IV3 8TG

This immaculate two bedroom semi-detached property is situated in the popular Scorguie area or the city close to excellent local facilities and within easy reach of the city centre.

The property benefits from gas fired central heating and double glazing. In walk in condition viewing is highly recommended to fully appreciate this property and convenient location.

With ample storage and well proportioned rooms the bungalow represents an ideal purchase for a young family or one looking to downsize but equally has excellent letting potential given its convenient location.

The accommodation consists of an entrance hallway with three storage cupboards, one housing the boiler; lounge with separate dining area and views overlooking the front of the property; recently refurbish kitchen with a good selection of base and wall mounted units, complementary tiling to splashback, free standing electric cooker, washing machine, tumble dryer and space for fridge/freezer; two double bedrooms both with fitted storage facilities and family bathroom comprising a three piece suite with electric powered shower over the bath; the attic is partly floored and shelved providing additional storage facilities. A garden to the front of the property is mainly laid to gravel for easy maintenance while the rear garden is mainly laid to grass with some mature shrubs and a gravelled area where one can sit and enjoy the sunshine. There is also a large garden shed and rotary clothes dryer. A driveway to the side of the property provides ample off street parking.

Excellent facilities can be found at near by Charleston shopping centre which include a general store, hairdressers, chemists and take-away. A regular bus service to and from the city centre is routed close by. Education is provided at either Charleston Academy or Kinmyles Primary School both of which are within walking distance.

Inverness city centre is a short distance away offers extensive shopping leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

Hall 2.57m x 1.03m & 3.11m x 1.03m (8'5" x 3'5" & 10'2" x 3'5")

Lounge/Diner 3.57m x 6.50m (11'9" x 21'4")

Kitchen 2.98m x 2.89m (9'9" x 9'6")

Bedroom One 3.28m x 3.00m (10'9" x 9'10")

Bedroom Two 3.21m x 3.28m (10'6" x 10'9")

Bathroom 2.08m x 1.97m (6'10" x 6'6")



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## General

All floor coverings, blinds, curtains, cooker, washing machine and tumble dryer are included in the asking price. A garden shed and electric fire with wooden surround are available by separate negotiation.

## Services

Mains water and drainage. Mains electricity and gas. Telephone connection and broadband is available in the area.

## Council Tax

Band D

## EPC Rating

C

## Post Code

IV3 8TG

## Entry

By mutual agreement

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

JD/PFM/A.0649.2

## Price

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