



Innes & Mackay

## Moorfield, 8 Braeside Park, Balloch, Inverness IV2 7HL

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- IDEAL FIRST TIME BUY
- BEAUTIFULLY MANICURED GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- SINGLE GARAGE
- VIEWING RECOMMENDED

**OFFERS OVER  
£260,000**



## PROPERTY DESCRIPTION

Viewing comes recommended for this three bedroom detached bungalow located within the sought after and desirable area of Balloch, close to local amenities. The property built approximately forty eight years ago, would make an ideal home for first time buyers, or ideally for a retired couple given its spacious accommodation throughout and low maintenance gardens. There is off road parking together with semi detached single garage. Gas central heating and double glazed.

## LOCATION

Braeside Park is located on the east side of Balloch, within easy reach of the A96, providing good travel links to the airport located approximately eight miles away. More locally, there is a convenience store, excellent primary school, with secondary schooling being provided by the nearby Culloden Academy. Within the Academy, is a sports complex and swimming pool providing good leisure facilities. There is regular bus service to and from the city centre, all adding to the appeal and convenience of the area. Lovely woodland walks can be enjoyed a short distance away within the Balloch Woods.

## GARDENS

The gardens which are laid primarily to grass at the front and side are enclosed with a stone wall giving a pleasing external finish along with the edged border. Lock blocked driveway provides ample off road parking and leads to the garage. A path leads down the side of the garage to the rear garden which has been partially gravelled and planted with a lovely selection of mature shrubs and plants along with a raised border of additional plants. A mature Ivy archway leads through to the side garden which has a large paved patio area from which to enjoy the all day sun and a further path leads to the stone Rotunda.

## ENTRANCE VESTIBULE

The entrance vestibule is laid with parquet flooring and a part glazed door allows access through to the L-shaped hallway.

## HALLWAY

The hallway is laid with carpet and provides access to the lounge, three bedrooms, kitchen and bathroom. Storage is provided by three built in cupboards, one of which houses the boiler. A hatch allows access to the loft space.

## LOUNGE

**4.82 x 4.69 (15'9" x 15'4")**

The lounge is open to the dining area via a step and archway. An electric coal effect fire with marble hearth and wood surround provides a pleasing focal point to this comfortable room. Lovely views across to the Moray Firth and beyond can be enjoyed via the large window to the front elevation. Carpet completes the lounge.

## DINING ROOM

**3.06 x 2.66 (10'0" x 8'8")**

A step up from the lounge leads to the carpeted dining area. There is a window to the rear providing a good degree of natural light and folding Louvre doors provides access to the kitchen.

## KITCHEN

**3.52 x 3.05 (11'6" x 10'0")**

The kitchen is fitted with an ample range of floor based units and wall mounted cupboards providing good storage and working areas. Located below the window to the rear is the one and a half bowl stainless steel sink with drainer to the side, and beside this is the breakfast bar. There is a free standing under counter fridge and freezer along with a washing machine, electric hob and integral double oven. Laminate flooring and tiling between the units give the kitchen a pleasing finish. Part glazed door opens out to the rear garden and door leads through to the hallway.

## BEDROOM 1

**3.66 x 2.74 (12'0" x 8'11")**

This spacious double room is laid with carpet and benefits from a



window to the front elevation. This bright room features a double integral wardrobe providing a hanging rail and storage, located behind sliding mirrored doors.

### **SHOWER ROOM**

**2.69 x 2.12 (8'9" x 6'11")**

The shower room is furnished with a three piece coloured suite comprising a WC, wash hand basin inset in the tiled counter and a fully tiled shower cubicle housing electric shower. Wood effect laminate flooring and window to the rear completes this room.

### **BEDROOM 2**

**3.72 x 2.72 (12'2" x 8'11")**

This double room laid with carpet, benefits from a window to the front and three built in wardrobes provide hanging rail and shelving.

### **BEDROOM 3**

**4.13 x 3.24 (13'6" x 10'7")**

Bedroom three located to the front elevation is a bright and airy double room, with a built in double wardrobe providing storage. Carpet completes this room.

### **HEATING**

Gas central heating.

### **GLAZING**

Double glazing.

### **PARKING**

Off-street driveway parking. Single garage.

### **COUNCIL TAX BAND - E**

### **EPC BAND - C71**

### **SERVICES**

Mains water, drainage, gas, electricity, television and telephone points.

### **EXTRAS INCLUDED**

All fitted carpets, floor coverings, window fittings, light fixtures and integrated appliances. Fridge, freezer, washing machine, electric hob, double oven and extractor hood.

### **VIEWING ARRANGEMENTS**

Through Innes and Mackay Property department (01463) 251200.





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansketch.com © (ID1033161)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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