



## 45A Ballifeary Road, Inverness, IV3 5PG

- Detached bungalow
- Family bathroom & en-suite
- Large driveway & converted garage
- 3 reception rooms
- 3 double bedrooms
- Gas central heating
- Spacious kitchen
- Wrap around gardens
- Double glazing throughout

Offers Over £300,000

An excellent opportunity to purchase a detached bungalow within walking distance of the City Centre. With generous living space, ample storage provisions and a convenient location, this property offers a fantastic family home with ample garden space.

The property comprises of the entrance vestibule, hallway, sizeable lounge with fireplace, conservatory, spacious kitchen/diner, formal dining room, handy utility room, inner hallway, double bedroom with ensuite, two further double bedrooms and family bathroom completing the accommodation. Also benefitting from gas central heating and double glazing throughout.

Private outdoor space includes considerable garden space to the side and rear of the property. The extensive driveway can comfortably accommodate up to 13 cars. The detached single garage has been converted into an office space complete with its own electric supply as well as offering storage space.

Appealing to a range of purchasers, early viewing is advised.

## LOCATION

Situated in the establish Ballifeary area of Inverness and approximately 1.3 miles from the City Centre and close to the River Ness this property offers a favourable location. A comprehensive range of amenities is available within the City Centre. Local amenities include convenience stores, post office, and takeaways. Doctors and dental surgeries are also available within walking distance of the property.

Nearby leisure facilities available include Inverness Tennis & Squash Club, Eden Court Theatre, Inverness Leisure Centre, and Ice Centre. As well as the Northern Meeting Park which regularly hosts a variety of events.

A regular bus service is offered a few minutes' walk from the property on Glenurquhart Road.

For younger children Primary Schooling is available at Central Primary School and older children would attend Inverness High School. Both schools are available within walking distance.

## DIRECTIONS

From Inverness City Centre cross Ness Bridge onto Tomnahurich Street, continue along Tomnahurich Street to join Glenurquhart Road for approximately 0.3 miles and turn left onto Bishops Road. At the roundabout take the second exit onto Ballifeary Road and follow the road for approximately 0.2 miles and turn left onto the private road leading to 45A. The property is set back from the main road and will be directly in front of you, clearly sign posted by a South Forrest 'For-sale' board.

## KEY POINTS

- Ideal family home
- Generous living space
- Ample storage provisions
- Excellent transport links
- Walking distance to City Centre
- Schools & amenities nearby

## ACCOMMODATION

### ENTRANCE VESTIBULE

1.49 x 1.00 (4'10" x 3'3")

Front external door, access to hallway and alarm system controls.

### HALLWAY

4.60 x 3.42 (15'1" x 11'2")

Provides access to all living space, loft hatch giving access to floored loft space, one double storage cupboard and one large storage cupboard housing combi boiler and fuse box.

### LOUNGE

5.61 x 4.62 (18'4" x 15'1")

Sizeable lounge with feature gas fireplace providing a cosy focal point to the room with marble hearth and wooden mantle. Sliding glass doors leading to the conservatory.





### KITCHEN DINER

5.60 x 3.70 (18'4" x 12'1")

Generously sized kitchen with comfortable living space. Ample wall and base mounted cabinets, plenty worktop space with splash back, stainless steel sink with draining board and breakfast bar for informal dining. Integrated appliances include gas hob, double oven & grill, extractor hood, fridge freezer and dishwasher. Rear facing window and rear external door.



### FORMAL DINING ROOM

3.27 x 2.87 (10'8" x 9'4")

Formal dining space suited to comfortably accommodate 6 to 8 people. Ideal for entertaining, dinner parties or hosting family gatherings. Side facing sliding patio doors allow access to rear garden.



### INNER HALLWAY

4.07 x 1.49 to 0.93 (13'4" x 4'10" to 3'0")

Provides access to utility room, family bathroom, dining room and main hallway with storage cupboard.



### UTILITY ROOM

2.18 x 1.20 (7'1" x 3'11")

Worktop with space for white goods underneath. Rear facing frosted glass window.

### BEDROOM ONE

4.00 x 2.82 (13'1" x 9'3")

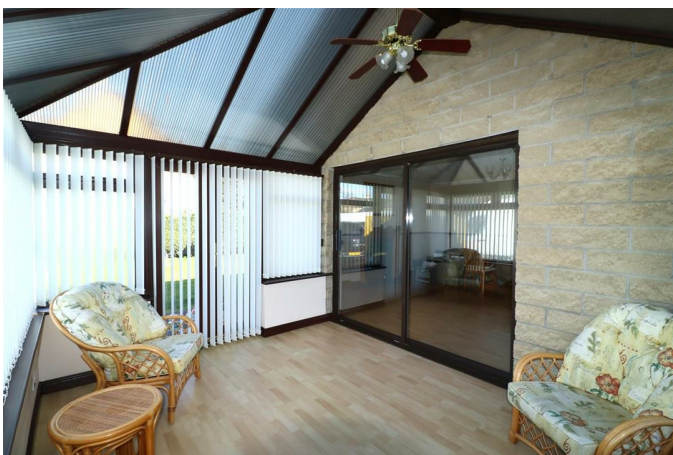
Main bedroom with fitted double wardrobe, ensuite shower room and front facing window.



### CONSERVATORY

3.78 x 2.97 (12'4" x 9'8")

Situated at the front of the property this room benefits from natural sunlight year round. Feature exposed stone wall and double patio doors leading to the garden.



### ENSUITE

1.90 x 1.69 (6'2" x 5'6")

Accessible shower, wash hand basin with mixer tap and storage, WC, extractor fan and front facing frosted glass window.

### BEDROOM TWO

3.60 x 3.00 (11'9" x 9'10")

Double bedroom with fitted double wardrobe and rear facing window.



### DRIVEWAY

Extensive driveway with parking space for a number of vehicles.



### BEDROOM THREE

2.90 x 2.61 (9'6" x 8'6")

Double bedroom with skylight.



### GARAGE/OFFICE SPACE

6.70 x 3.05 (21'11" x 10'0")

Single, detached garage which has been converted into a comfortable office space with storage area. The office space offers two rooms and is fitted with it's own electric and wifi supply. This would be ideal for a purchaser who is looking to work from home or runs their own business.



### FAMILY BATHROOM

3.27 x 2.70 (10'8" x 8'10")

Spacious family bathroom with corner bath, wash hand basin and WC. Side facing frosted glass window.





## GARDEN

The garden area lies to the side and rear of the property. The side garden is laid mostly to lawn with tall hedges providing a good level of privacy along with a paved seating area and pathway to the rear. The rear of the property is laid to stone chips and gives access to the garden shed and office space.



## EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances and garden shed are to be included in the sales price.

## SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

## PRIVATE ROAD

The road off the main street leading to 45A Ballifeary Road is privately owned. There is a Right of Access for two neighbouring properties at number 45 and number 47. There is a shared responsibility for maintenance of the private road by way of mutual agreement.

## COUNCIL TAX

The current council tax is Band E. Please be aware that this may be subject to change upon sale.

## EPC BAND

EPC Band C.

## VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

## HSPC REFERENCE

60785.



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