



## 20 Balnafettack Crescent, Inverness, IV3 8TG

- Fourplex property
- Two bedrooms
- Private rear garden
- Lounge
- Bathroom
- Electric heating
- Kitchen
- Off-street parking
- Double glazing throughout

Offers Over £125,000

An excellent opportunity to purchase a 2-bedroom, four-plex in a desirable, residential area. This property offers a fantastic first-time buy or investment opportunity, having been successfully rented out on a long-term basis for several years.

The accommodation comprises the entrance vestibule, bright and spacious lounge, kitchen, one double bedroom and one single bedroom, both benefiting from fitted wardrobes and the modern family bathroom completing the accommodation. This property also benefits from electric heating and double glazing throughout.

Private outdoor space includes a generous rear garden with decking area and off-street parking for two/three vehicles and garden shed.

This property will appeal to a range of potential purchasers, early viewing is advised.

### LOCATION

Situated in the popular Scorguie area of Inverness, this property offers an excellent location within the City. Local amenities such as convenience stores, post office, hair salon and pharmacy are all within walking distance. Larger supermarkets and other retail units are located a short drive away at Telford Retail Park. A comprehensive range of amenities are available in Inverness City Centre approximately 2.3 miles away.

Nearby leisure facilities include Kings Golf Club, Inverness Leisure Centre, and Inverness Ice Centre. The Caledonian Canal and Craig Phadrig are easily accessible from the property and offer pleasant walking routes through the local area.

Public transport offering routes across Inverness is available within walking distance. Other travel routes are easily accessible from the property.

For younger children, Primary Schooling is available at Muirtown Primary School and older children would attend Charleston Academy. Both Schools are within walking distance.

### DIRECTIONS

From Inverness City Centre head to Telford roundabout, exit onto Telford Street and continue for 0.5 miles. Take a left onto King Brude Road and follow for 0.5 miles. Take a right onto Leachkin Road and continue to the roundabout, take the second exit staying on Leachkin Road. Turn right onto Balnafettack Road. Continue past the Christian Center and take the first left onto Balnafettack Crescent. Number 20 will be on your right-hand side, clearly sign posted with a South Forrest 'For Sale' board. The entrance to the property is at the back of the building.

### KEY POINTS

- Well-proportioned accommodation.
- Close to local amenities and schools.
- Transport links nearby.
- Investment opportunity.
- Easy access to City Centre.

### ACCOMMODATION

#### ENTRANCE VESTIBULE

1.02 x 0.90 (3'4" x 2'11")

External door, stairs to first floor and access to lounge and kitchen.

#### LOUNGE

5.36 x 2.98 (17'7" x 9'9")

Bright and spacious lounge with rear facing window showcasing stunning views across the City of Inverness. Feature wood panelling on the ceiling and access to bedroom two.



## KITCHEN

2.60 x 1.88 (8'6" x 6'2")

Wall and base mounted cabinets, worktop space with partially tiled splash back and stainless steel sink with draining board. Integral appliances include extractor fan, electric hob and oven & grill. Rear facing window with gorgeous views.



## BEDROOM TWO

2.88 x 2.04 (9'5" x 6'8")

Located on the ground floor. Single bedroom with fitted, triple wardrobe and storage cupboard housing fuse box. Side facing window.



## LANDING

0.90 x 0.83 (2'11" x 2'8")

Provides access to bedroom one and bathroom.

## BEDROOM ONE

2.98 x 2.96 (9'9" x 9'8")

Double bedroom with fitted, single wardrobe and rear facing velux window.



## BATHROOM

2.26 x 1.85 (7'4" x 6'0")

Modern suite with shower over bath, wash hand basin with mixer tap, WC, heated towel rail, wall mounted mirror with LED lighting, extractor fan, Dimplex heater, storage cupboard housing water tank and side facing textured glass window.



## REAR GARDEN

Private rear garden overlooking Inverness. Mostly laid to lawn with mature trees, tiered decking area, paved pathway to front door and garden shed.



## DRIVEWAY

Off street parking for up to three vehicles. The driveway has no physical separation but is split between number 20 and the neighbouring property, each property owns their portion of the driveway privately.



## VIEWS



## EXTRAS

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

## SERVICES

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

## COUNCIL TAX

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

## EPC BAND

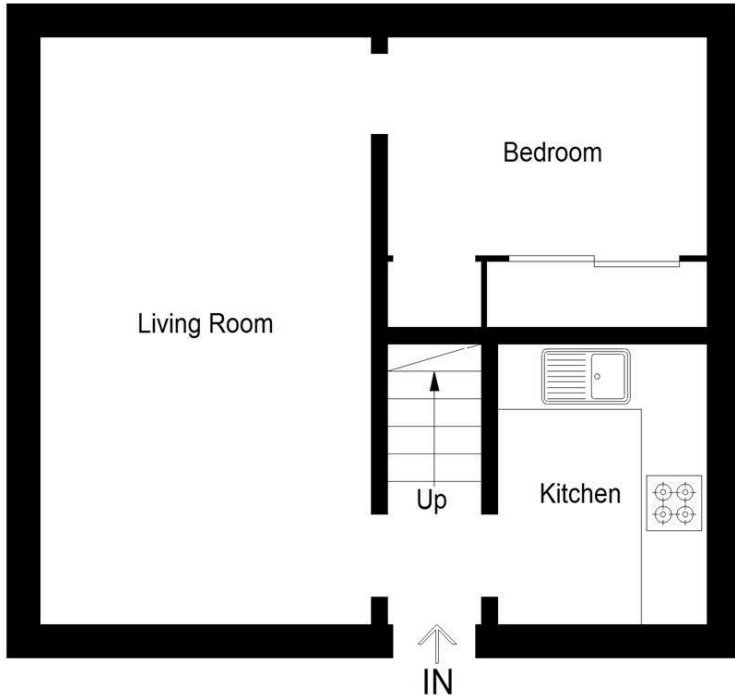
EPC Band D.

## VIEWINGS

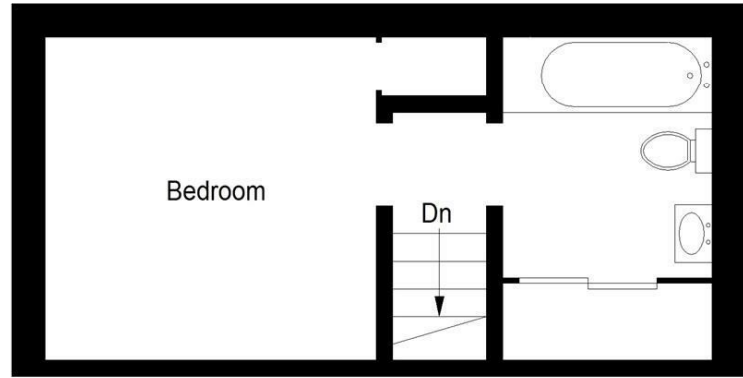
By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

## HSPC REFERENCE

60816.



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID:1068838 / Ref:87695)



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