



Innes & Mackay

**49 BALLOAN ROAD, INVERNESS  
IV2 4JG**

- END-TERRACED TWO BEDROOM HOME
- CONVENIENT FOR RANGE OF LOCAL AMENITIES
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- RECENTLY INSTALLED KITCHEN
- IN NEED OF SOME UPGRADING
- OFFERS GREAT POTENTIAL
- IDEAL FIRST TIME BUY OR INVESTMENT

**OFFERS OVER  
£115,000**



This two bedroom end-terraced property is located in the established residential area of Hilton. In need of upgrading to the lounge, gardens and heating, this property represents a good opportunity for an investor or first time buyer. Recently installed kitchen and some decoration already complete.

#### LOCATION

Balloan Road is located within the Hilton area of Inverness close to a small selection of shops and amenities at the nearby Balloan Park. A short distance from here is the Inshes Retail Park which provides a Tesco Extra, together with other retail units, with the Police Headquarters and Raigmore Hospital close by. Local schooling is provided by Hilton Primary with secondary education being provided by Inverness Royal Academy.

#### GARDENS

This property benefits from large gardens laid to lawn to the front, side and rear.

#### ENTRANCE HALL

The entrance hall is open to the staircase and provides access to the lounge and walk-in storage cupboard.

#### LOUNGE/DINER

20' 10" x 10' 5" (6.36m x 3.19m) The well proportioned lounge enjoys a good degree of natural light courtesy of windows to the front and rear elevations. Access is provided to the kitchen.

#### KITCHEN

11' 7" x 10' 0" (3.54m x 3.07m) The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink and drainer, integrated oven, electric hob, extractor fan, wall mounted fan heater and space for appliances. Access is provided to the garden.

#### STAIRCASE TO LANDING

The landing provides access to the two bedrooms and shower room/wet room. There is a hatch to the loft space.

#### BEDROOM 1

14' 9" x 9' 8" (4.52m x 2.97m) This double bedroom benefits from an integrated cupboard fitted with shelving and housing the hot water tank.

#### BEDROOM 2

11' 2" x 10' 11" (3.42m x 3.33m) The second bedroom is another bright and spacious double.

#### SHOWER/WET ROOM

8' 5" x 5' 4" (2.57m x 1.65m) This room is furnished with a WC, wash hand basin, walk in shower fitted with mains fed shower, extractor fan and wall mounted fan heater.

#### GLAZING

Double glazing

#### PARKING

Off-street residents parking

#### VIEWING ARRANGEMENTS

By appointment through Innes & MacKay Property Department on 01463 251200.



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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

