



8 BALNAFETTACK PLACE, INVERNESS, IV3 8TQ

Spacious 4 Bedroom Villa set in elevated position
enjoying stunning views over the City

Entrance vestibule	Dining room	Gas central heating
Inner hall	Kitchen	Double Glazing
Toilet	Utility room	Double Garage
Study	4 Bedrooms (1 en-suite)	Wood burning stove
Lounge	Bathroom	Log store

Offers over £285,000



Bright and airy villa pleasantly situated in a quiet cul de sac in the well-established area of Scorguie approximately 2 miles from the city centre. The spacious property is well presented and benefits from double glazing and gas central heating. The open-plan split-level lounge boasts a brick feature chimney breast with wood burning stove; steps lead up to the dining room which has patio doors opening out to the rear garden. There are four good sized bedrooms all benefiting from fitted wardrobes; the master being particularly large with en-suite.



The stylish bathroom, toilet and en-suite all boast modern fittings. There is a study off the welcoming entrance hall which could also be used as a fifth bedroom or family room. The contemporary 'Ashley Ann' kitchen has integrated appliances including a gas hob, extractor hood, double oven, microwave, fridge and dishwasher. There is a useful utility room plumbed for a washing machine and space also for a tumble dryer and fridge/freezer.



The large elevated rear garden backs on to Craig Phadraig woods; the tranquil setting also encourages red squirrels and various birds to the garden. This lovely property will appeal to a variety of buyers. There is a driveway leading to the double garage with 'up and over' remote control door and provided with power and light.

The property is situated in the desirable area of Scorguie to the west side of Inverness. Excellent facilities can be found close by at Charleston Shopping Complex which includes a Spar general store, medical centre, hairdresser, pharmacy and takeaways. Education is provided at Muirtown and Kinmylies Primary Schools and Charleston Academy, which are within walking distance and an excellent bus service operates to Raigmore Hospital and the city centre. Blackpark filling station is located in nearby Clachnaharry. Further amenities nearby include Eden Court Theatre, Inverness Aquadome and Sports Centre, Bught Park, Whin Park and Floral Hall.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London.

Open plan front garden and driveway leads to steps gaining access to the entrance vestibule.

Entrance vestibule:

1.16m x 0.96m

Tiled floor, half glazed door leads to hall.

Entrance hall: 3.53m x 2.91m

Welcoming entrance hallway with doors leading to study, toilet and lounge. Laminate floor, radiator. Cupboard housing electric fuse-box and burglar alarm control. Smoke alarm above kitchen door.

Toilet: 1.65m x 0.86m

Newly fitted toilet with opaque window facing front. WC, wash hand basin with vanity unit below. Heated towel rail, tiled floor.

Study/Family room:

4.41m x 2.92m

Side facing window. This room could also be used as a fifth bedroom. Radiator.



Lounge: 5.06m x 4.49m

Well-proportioned and bright lounge with double aspect windows. Wood burning stove laid on Brazilian slate with feature brickwork chimney breast ensuring a pleasing focal point. Radiators.

Steps from the lounge lead to the open plan dining room.

Dining room: 3.88m x 3.26m

Lovely room for informal dining. Radiator. Patio doors lead to rear garden.

Door from dining room leads to kitchen.

Kitchen: 4.00m x 2.71m

Window facing rear elevation. Modern 'Ashley Ann' fitted kitchen with integrated appliances including gas hob, extractor fan, double oven, microwave, fridge and dishwasher. Range of wall and base units ensuring

plenty worktop and storage space. Stainless steel 1 ½ sink with mixer tap and drainer. Storage cupboard. Radiator.

Inner hall: 1.13m x 4.49m leads to utility room.

Utility room: 3.68m x 1.83m

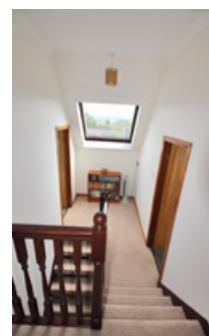
Side facing window. Stainless steel sink and drainer with mixer tap; ample worktop space. "Vaillant" gas boiler fitted to wall. Radiator. Space for washing machine, tumble dryer and fridge/freezer. Door to rear garden.



Stairs from Inner hall lead to upper landing.

Upper landing: 4.58 x 1.77

Large Velux window facing South East makes this a bright area providing an abundance of natural daylight.



Bedroom 2 (Master):

4.08m x 3.77m extending to 6.22m

Large bright bedroom with double aspect windows. Radiator. Double wardrobe with mirrored sliding doors.

En-suite: 2.30m x 2.01m

Modern en-suite with frosted Velux window facing front. WC, wash hand basin with fitted vanity storage unit. Heated towel rail. Mirror with inset lights. "Mira" shower enclosed by cubicle. Wet wall. Archway to master bedroom.



Bedroom 1: 3.46m x 2.92m

Window to front. Wall length wardrobe with mirrored sliding doors housing the hot water tank (with mini-pressure tank). Radiator.

Four steps lead to bathroom and bedrooms 3 and 4. Hatch to partially floored loft which houses a positive ventilation unit.

Bedroom 4: 3.04m X 2.92m

Rear facing Velux window. Wardrobe with mirrored sliding doors. Radiator.

Bathroom: 2.82 x 1.77m

Frosted Velux window facing rear. WC and wash hand basin (enclosed by vanity unit with storage); bath with "Mira" shower over enclosed by glass cubicle. Heated towel rail. Wet wall. Mirror with inset lights.



Bedroom 3: 3.27m x 2.91m

Rear facing Velux window. Fitted wardrobe. Radiator.

Gardens

The open-plan front garden is laid mainly to stone chips with an array of well-maintained conifers, mature plants, shrubs and Pampas grass. A tarmac driveway leads to the double garage and gate to the side gives access to the rear garden which is mainly laid to grass with chipped areas at each side. Patio area to the rear houses the coal bunker and log store. Rotary drier. Access to the garage can also be gained from the rear. Steps lead up to the elevated rear garden which is mainly laid to grass with chipped areas enclosed by wooden and wire fence. There are also mature trees, shrubs and bushes with stunning views over the city.

Council Tax

The current council tax banding is band F. Please be aware that this may be subject to change upon sale.

Extras

All fitted floor coverings, light fittings, curtains, blinds, integrated

fittings including dishwasher, fridge, double oven, gas hob, microwave and log splitter are included in the asking price.

Services

Mains electricity, gas and water. Drainage is to the public sewer.

Entry

Entry is by mutual arrangement.

Energy Performance Certificate
Band C

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the city centre drive over Friars Bridge taking fourth exit off the roundabout onto Telford Street. Continue over the canal swing bridge and take a left at the traffic lights at King Brude Road. At the next set of traffic lights keep to the right hand filter lane; take a right up Leachkin Road. Pass the mini roundabout and turn right into Balnafettack Road. Continue and take the first left onto Balnafettack Place. No. 8 is on the right hand side.