



£25,000 BELOW VALUATION

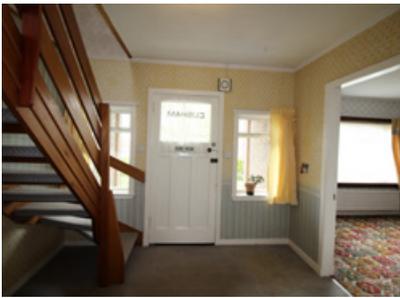


CLISHAM, 28 BALLIFEARY LANE, INVERNESS, IV3 5PH

Spacious 5 Bedroom Detached Property close to City Centre

Entrance vestibule	Kitchen	Double Glazing
Entrance hall	5 Bedrooms	Greenhouse
Lounge	2 Shower rooms	Shed
Inner hall	Rear hall	Garage
Dining room	Gas central heating	

Offers over £265,000



Clisham is a lovely bungalow situated in the sought after area of Ballifeary close to the city centre. The deceptively spacious accommodation benefits from 5 bedrooms; two of which are located upstairs with Velux windows letting in plenty of natural daylight. The good sized dining room has ample space for informal dining and has the added feature of a gas fire set in marble hearth; leading off from the dining room is the stylish galley style kitchen which looks out to the rear garden. The bright, well-proportioned lounge faces the front elevation and electric fire set in hearth provides a pleasing focal point to the room. The property benefits from gas central heating and double glazing and boasts 2 shower rooms, one of which has full wet floor. There is a loc block driveway which leads to the garage along with pathway leading to the rear garden. The large garden to the front, side and rear is mainly laid to grass with a beautiful array of mature trees, shrubs and hedging.



The property is situated in a desirable area to the west side of the River Ness and within walking distance to the city centre. There is a local Scotmid Co-op shop in nearby Glenurquhart Road for everyday essentials. Other facilities within walking distance include Eden Court Theatre, Riverside Medical Centre, Bught Park, Inverness Ice Centre, Inverness Aquadome and Sports Centre, Whin Park and Floral Hall. There are beautiful canal walks on offer in this vicinity along with pleasant walks along the River Ness to the picturesque Ness Islands. Primary and Secondary schools are located close by and there is a regular bus service located in Glenurquhart Road into the city centre.

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 and worldwide connections via London Heathrow and Amsterdam.

Entrance is gained through a wrought iron gate which leads to the entrance vestibule.

Entrance vestibule:

0.95m x 2.71m

Glass sliding doors, tiled floor, leads to front door.

Entrance hall: 3.13m x 2.84m extending to 4.09m

Windows facing front (single glazing), wall phone, coat hooks, doors to lounge; stairs to 2 upstairs bedrooms.

Lounge: 4.25m x 4.03m

Well-proportioned lounge with window to front. Electric fire

in marble fireplace, radiator, wall lights.

Inner hall: 1.13m x 4.49m

Radiator, storage cupboard with shelves housing electric meter and fuse box. Doors from inner hall lead to shower room, dining room and bedrooms 1 and 2.

Shower room 1: 2.60m x 1.38m

Rear facing opaque window. WC, wash hand basin, half height shower enclosure with "Mira" shower enclosed by curtain, disabled seat and hand rail. Wet floor, part wet/part tiled walls. Radiator.



Bedroom 1: 4.23m x 4.07m

Bright bedroom with window to front. Radiator. Wardrobe with sliding doors and storage cupboards above. Further cupboard with shelves and cupboards above.

Bedroom 2: 4.01m x 3.05m

Window to side. Radiator. Wardrobe with sliding doors and cupboard above.

Rear Hall leading to shower room 2 and bedroom 3.

Shower room 2: 2.70m x 1.55m

Rear facing opaque window. WC, wash hand basin, fully tiled walls, shower cubicle with "Triton" shower enclosed by curtain. Wall light, radiator.

Bedroom 3: 4.84m x 2.69m

Rear facing window. Fitted



wardrobe with shelves above. Radiator.

Dining Room: 4.28m x 4.01m

Wall mounted "Living Flame" gas fire with back boiler. radiator, leads to kitchen.

Kitchen: 4.38m x 2.10m

Galley style kitchen with rear facing window. Stylish fitted wall and base units, sink and drainer. Integrated electric cooker with hob, oven and grill. Ample worktop space. Space for washing machine, fridge freezer and tumble dryer. Laminate flooring. Half glazed door leads to rear garden.

Stairs from hall lead to bedrooms 4 and 5.

Bedroom 4: 3.81 x 2.33m

Bright room with Velux window. Cupboard with hanging space and shelves. Radiator.



Bedroom 5: 3.84m x 2.80m

Single room with Velux window. Cupboard with shelves. Metal hanging rail, radiator.

**Garden**

The large garden to the front, side and rear is enclosed by wooden fence and mainly laid to grass with paved areas; a gravelled area to the rear leads to the shed. There is a vegetable patch and an array of colourful flowers, bushes, shrubs and mature trees. A loc block driveway leads to the garage along with path which leads to the rear garden. Shed and greenhouse.

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, cooker, blinds and curtains together with the shed and greenhouse 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 E

Viewing

By appointment through South Forrest Property Department on 01463 250255.

Directions

From the Town House cross the main road bridge onto Young Street, continue straight ahead,

through a set of traffic light on to Tomnahurich Street. Continue along onto Glenurquhart Road passing the Highland Council Headquarters and Scotmid Co-op on your left. Continue a short distance until you see the sign for Ballifeary Lane. No. 28 is the first house on your left hand side identified by the South Forrest for sale board.



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