



**17 Balloan Road,
Hilton, Inverness,
IV2 4JF**

**Offers Over
£165,000**



- *** Closing Date set for Wednesday 3rd June at 1.30pm ***
- Situated in a well connected area close to local amenities
- Lounge/diner, modern kitchen, 3 bedrooms and family bathroom
- Enclosed garden, communal parking with ample overflow parking
- Ideal for first time buyers, families and investors
- EPC Band C

Fantastic opportunity to acquire this beautifully upgraded mid-terrace villa in a well-connected area within Inverness. Boasting modern interiors and well-proportioned rooms, this property is ideal for a variety of buyers. The property opens into a spacious hallway with an attractive open arch feature. The lounge is bright and airy due to its dual-aspect layout, with ample space for a dining table and four chairs. The kitchen has been stylishly upgraded with contemporary base and wall units complemented by modern worktops. Integrated appliances include an eye-level oven and grill, microwave, fridge/freezer, and induction hob, while space is available for a freestanding washing machine. Upstairs, there are three bright and well-presented bedrooms along with a modern family shower room. Excellent storage is provided by two hallway cupboards and additional loft space accessed via a drop-down ladder. Further benefits include gas central heating and double glazing throughout. Externally, the front garden is designed for low maintenance with a lawn area and mature tree. The fully enclosed rear garden provides a private outdoor space and includes a garden shed for additional storage. Overall, this property would suit those looking for a stylish, turnkey-ready home in a well-connected area of Inverness.

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Location: Hilton is an established residential area with excellent local amenities and services. Balloan Road is close to the local bus route with regular bus service to and from the city centre and surrounding areas. Its close proximity to Culduthel Road and the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters, Inverness UHI campus, Inshes Retail Park and Beechwood Business Park. Local amenities include a takeaway, chemist, general store and hairdressing salon. Primary schooling is available at Cauldeen Primary School, with secondary pupils attending Inverness Royal Academy. Inverness City enjoys excellent communications by road and rail and is served by an international airport

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, grill, extractor, fridge/freezer and microwave.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax: Band B

Tenure: Freehold.

Floor area: 82m²

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge

20'11" x 11'5" (6.38 x 3.50)

Kitchen

11'7" x 7'3" (3.55 x 2.21)

Bedroom 1

14'1" x 8'6" (4.30 x 2.61)

Bedroom 2

12'2" x 9'10" (3.72 x 3.01)

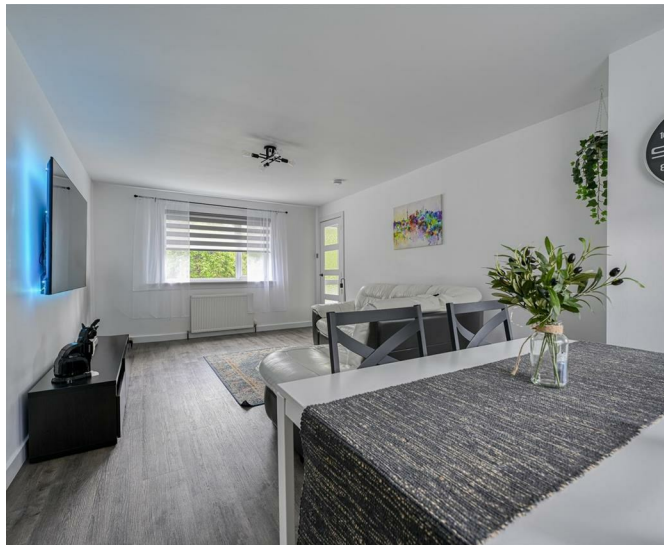
Bedroom 3

10'10" x 9'1" (3.31 x 2.79)

Bathroom

6'6" x 5'6" (1.99 x 1.69)







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GROUND FLOOR

1ST FLOOR

