



**Thorntons**  
The right way to move

46 Wellside Road, Balloch,  
Inverness, Highland IV2 7GS







## Summary

Unmissable opportunity to purchase a generously appointed 4 bedroom detached bungalow in the highly sought after Balloch area of Inverness. Offering immaculate and spacious accommodation throughout and a large garden which will appeal to young families and couples alike. The property comprises of a lounge, kitchen, dining room, conservatory, 4 double bedrooms, master ensuite, bathroom and utility. There is ample additional storage including two hall cupboards and a partially floored loft. To the rear there is a large enclosed tiered garden with ample space to sit out and enjoy the afternoon or evening sun. A mono-block drive with parking for 4 vehicles leads to a double garage.

## Features

- Spacious 4 bed detached bungalow
- Sought after Balloch primary catchment area
- Views across the Moray Firth
- Lounge, kitchen, dining room and conservatory
- Master ensuite, bathroom and utility room
- large rear garden, fully enclosed
- Double garage & driveway for 4 vehicles
- GH; DG; EPC - C

## Room Measurements

Lounge (12'4" x 23'0") 3.75m x 7m  
 Kitchen (11'9" x 6'10") 3.59m x 2.08m  
 Dining room (8'11" x 11'10") 2.72m x 3.60m  
 Conservatory (11'1" x 14'4") 3.39m x 4.36m  
 Master Bedroom (10'10" x 13'5") 3.30m x 4.10m  
 Master Ensuite (6'2" x 10'5") 1.89m x 3.17m  
 Bedroom 2 (9'11" x 11'10") 3.01m x 3.61m  
 Bedroom 3 (9'11" x 11'1") 3.01m x 3.39m  
 Bedroom 4 (9'6" x 9'6") 2.90m x 2.90m  
 Bathroom (7'4" x 9'5") 2.23m x 2.87m  
 Utility room (5'7" x 7'10") 1.70m x 2.40m

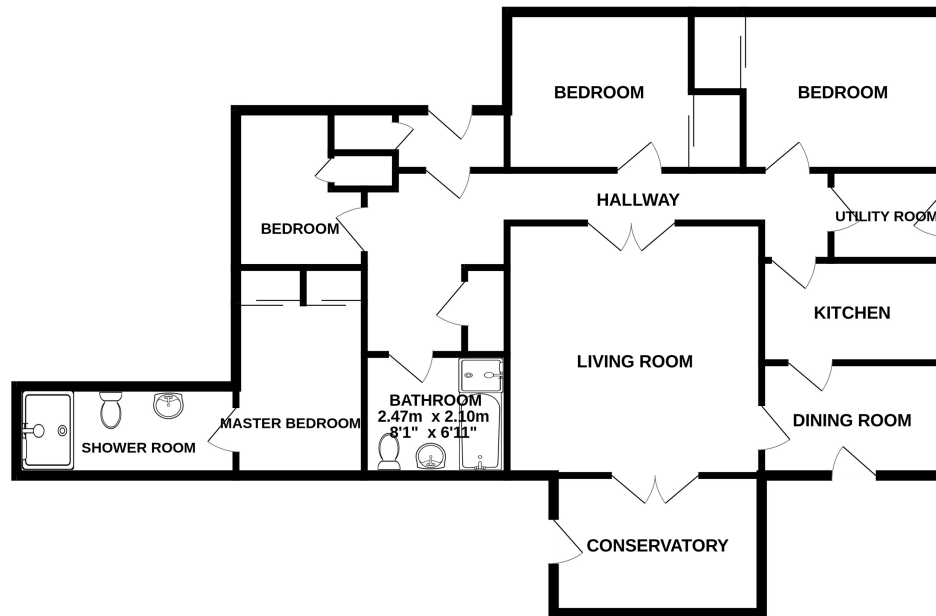






# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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