



Three bedroom extended end-terraced villa

Close to the new Beechwood Campus of the University of the Highlands & Islands

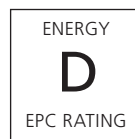


65 Evan Barron Road

Inverness, Highland, IV2 4JE



Scan Here!





Inverness Castle

The property is located in a quiet part of Hilton within the City of Inverness. Hilton is less than three miles from Inverness City Centre and is well served by regular bus services seven days a week. Primary and nursery schooling is available at Hilton Primary School, with secondary pupils attending Inverness Royal Academy.

The property is on a main bus route and is situated close to the Southern Distributor Road allowing easy access to Raigmore Hospital, LifeScan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the newly open Beechwood Campus of The University of the Highlands & Islands. Other local amenities include supermarkets, chemist, Post Office and petrol station, garden centre and health club.

Inverness provides all the attractions and facilities one

would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are a blessing to lovers of outdoor pursuits with easy access from Inverness to The Cairngorms National Park. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, is also readily accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.

65
EVAN
BARRON
ROAD



“...a spacious lounge with patio doors to the front garden...”





KITCHEN & FAMILY ROOM



This is a superb opportunity to purchase a very attractive three bedroom extended end-terrace villa in the popular residential area of Hilton, Inverness. This property has been renovated and greatly improved in recent years. It is in excellent decorative condition throughout. The corner location allows an open-aspect to all views from this lovely home.

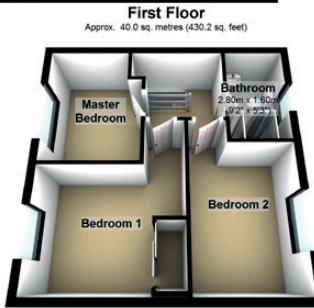
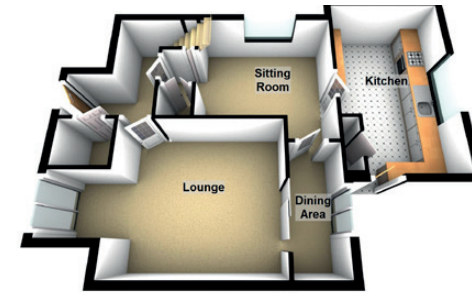
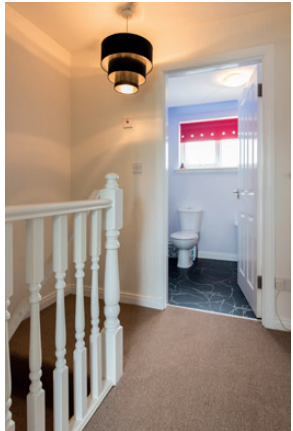
The accommodation is on two levels and consists of, on the lower floor, a spacious lounge with patio doors to the front garden, dining-room with patio doors to the rear garden, cosy family room, up-to-date and well-fitted breakfasting kitchen with large LPG Cuisine Master oven & hob. The accommodation on the upper floor comprises of

three bedrooms and family shower room. The family room could readily be converted into an additional bedroom if required.

The property benefits from the provision of modern double-glazing and a multi-fuel stove supplemented by contemporary electric panel heaters.

The front garden has been laid mainly to lawn with a small pond as a feature. The rear garden area is enclosed and paved.

Ample off-street parking is available adjacent to the property, all of which would make this house an ideal family home or investment property.



APPROXIMATE DIMENSIONS (Taken from the widest point)

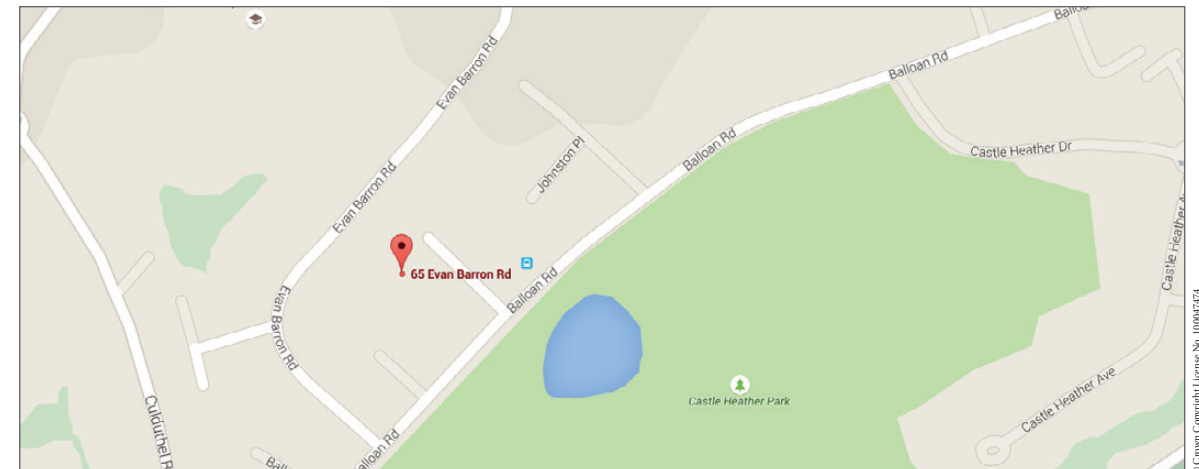
Lounge	5.50m (18'1") x 3.50m (11'6")
Kitchen	4.80m (15'9") x 2.90m (9'6")
Sitting Room	3.50m (11'6") x 3.20m (10'6")
Dining Area	3.00m (9'10") x 2.20m (7'3")
Master Bedroom	3.20m (10'6") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 3.00m (9'10")
Bedroom 2	2.60m (8'6") x 2.00m (6'7")
Bathroom	2.80m (9'2") x 1.60m (5'2")

GROSS INTERNAL FLOOR AREA (M²)

100

EXTRAS (Included in the sale)

Oven & hob, dish-washer, washing-machine, curtains & blinds.





Inverness Castle

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