SouthForrest
Solicitors and Estate Agents

# 7 Hawthorn Drive, Inverness, IV3 5RG

- End terrace house.
- Three double bedrooms.
- Private driveway.
- Lounge.
- Shower room.
- Gas central heating.
- Kitchen.
- Generous rear garden.
- Double glazing throughout.

Offers Over £190,000

A rare opportunity to purchase an end-terraced, three-bedroom house in the established Dalneigh district of Inverness offering a convenient location within easy distance of the City Centre and local amenities. With a bright and inviting feel this property is an ideal family home or first-time buy with lots of potential.
The ground floor accommodation comprises of the entrance hall, spacious lounge with feature fireplace providing a cosy focal point to the room, modern kitchen with fantastic storage space and access to the rear garden. The shower room completes the ground floor accommodation. On the first floor the landing provides access to all three double bedrooms which all benefit from built-in wardrobes. This property also benefits from a gas central heating system and double glazing throughout.
Private outdoor space includes an easily maintained front garden and driveway with parking space for two vehicles and accessible ramp leading to the rear. The considerable, fully enclosed rear garden also offers easy maintenance and a raised patio area.
Appealing to a range of buyers, early viewing is advised.

## LOCATION

Situated on Hawthorn Drive this property offers a convenient location approximately 1 mile walking distance of the City Centre.
Local amenities available within walking distance of the property include community centre, convenience stores, supermarkets, pharmacies and locally owned restaurants, bars and takeaways. Dental, Doctors and Veterinary surgeries are also all available in the local area. Inverness City Centre hosts a comprehensive range of amenities.
Nearby leisure facilities accessible within a short driving distance of the property include Eden Court Theatre, the Northern Meeting Park, Inverness Leisure Centre and Inverness Ice Centre. The Caledonian Canal is just a few minutes' walk from the property and offers pleasant walking routes through the local area.
A regular public bus service offering routes across Inverness operates within walking distance on Hawthorn Drive, Fairfield Road and various stops throughout the area. Travel routes across Inverness and access to the A9, A82 & A862 are easily accessible from the property. Inverness airport is approximately 20-minute drive away.
For younger children, Primary schooling is available at Dalneigh Primary school. Older children would attend Inverness High School. Both schools are located less than a mile from the property and can be easily accessed both on foot and by car.

## DIRECTIONS

From Inverness City Centre cross Ness Bridge towards Tomnahurich Street. At the crossroads junction take a right onto Kenneth Street. Take the second left onto Fairfield Road and continue straight for 0.5 miles and turn left onto Hawthorn Drive. Number 7 will be on your left-hand side, clearly signposted by a South Forrest for-sale board.

## KEY POINTS

- Ideal first time buy or family home.
- Well proportioned room sizes.
- Excellent storage provisions.
- Easily maintained gardens.
- Easy access to the City Centre.

## ACCOMMODATION

### ENTRANCE HALL

4.46 x 2.08 to 1.09 to 2.07 (14'7" x 6'9" to 3'6" to 6'9")
Front external door, provides access to the lounge, shower room, under-stair storage cupboard housing fuse box and electric meter and one further storage cupboard,

### LOUNGE

4.04 to 3.67 x 4.29 (13'3" to 12'0" x 14'0")
Bright and spacious lounge with feature open fireplace with wooden mantle and tiled hearth, front facing window allowing an influx of natural light through the room and access into the kitchen.

## KITCHEN
4.31 x 2.92 (14'1" x 9'6")

Modern kitchen with ample wall and base mounted cabinets with fitted under cabinet lighting, worktop space with wet wall panelling splash back and composite sink with draining board. Large storage/pantry cupboard. Integrated appliances include the gas hob and oven & grill. Plenty of room for informal dining. Rear facing window and rear external door leading out to the patio.

## SHOWER ROOM
2.17 x 1.59 (7'1" x 5'2")

Modern shower room with walk-in shower cubicle, wet wall panelling, wash hand basin, WC, extractor fan and rear facing textured glass window.

## LANDING
3.12 x 1.05 (10'2" x 3'5")

Split level stairs with front facing window provide access to the landing which gives way to all three bedrooms, shelved airing cupboard and loft hatch.

## BEDROOM ONE
3.49 x 4.09 to 3.71 (11'5" x 13'5" to 12'2")

Double bedroom with double, built-in wardrobe, front facing window and open fireplace. Please note there are draft excluders currently in the chimney flue.

## BEDROOM TWO
3.50 x 2.85 (11'5" x 9'4")

Double bedroom with built-in single wardrobe and rear facing window.

## BEDROOM THREE

3.95 x 2.66 to 2.07 (12'11" x 8'8" to 6'9")

Double bedroom with double, built-in wardrobe, rear facing window and open fireplace. Please note there are draft excluders currently in the chimney flue.

## FRONT GARDEN & DRIVEWAY

Private front garden which has been neatly laid with bark for easy maintenance and has a paved pathway to the front door. Driveway space offers sufficient parking for two vehicles and has an accessible ramp leading into the rear garden.

## REAR GARDEN

Considerable private rear garden which is fully enclosed and offers a raised patio, garden shed and easily maintained grounds currently laid with stones.

## EXTRAS

This property is being sold as seen. All fitted floor coverings, light fittings, curtain, blinds, poles/tracks, free standing white goods, integrated appliances and garden shed are to be included in the sale price.

## SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

## EPC BAND

EPC Band D.

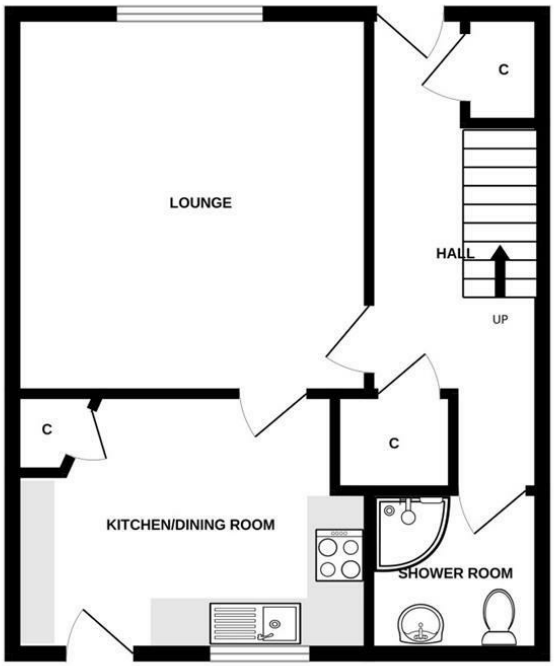
## COUNCIL TAX BAND

The current council tax is Band C. Please be aware that this may be subject to change upon sale.

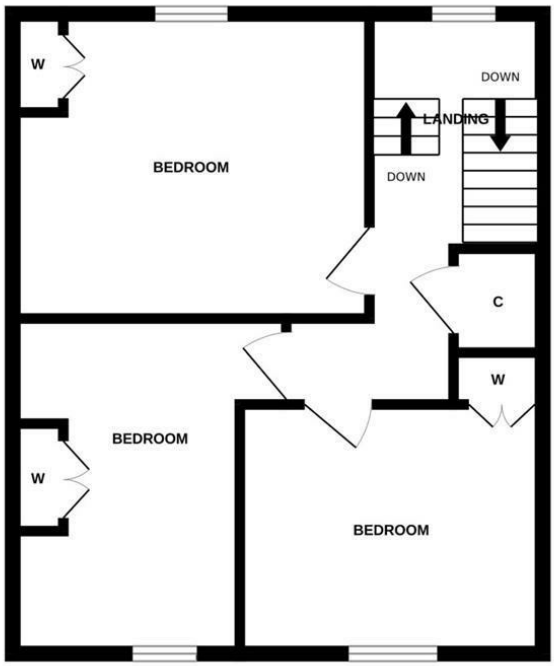
## VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR




1ST 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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