



**35 Evan Barron Road, Inverness, IV2 4JE**  
**Offers over £155,000**

Excellent opportunity for a first-time buyer to purchase a 3 bedroom two storey terraced home situated in the established Hilton area of Inverness, with garden ground and ample on street parking. The home is in walk-in condition.



The home well laid out to provide comfortable living accommodation comprising on the ground floor the entrance hallway, spacious lounge/dining room and kitchen. On the first floor there are three bedrooms and a shower room. There is ample storage space throughout. Access to the roof space is via a hatch with a pull down ladder in the first floor hallway.

The home is within walking distance of Cauldeen Primary School, the Inverness Gaelic Primary School and Inverness Royal Academy.

There are beautiful walks around the parkland and duck pond nearby. Balloan Shopping Centre, Dows Bar and Hilton Community Centre are within easy reach. The Fairways Golf Driving Range, Asda and Starbucks are also within easy walking distance.

There is a regular bus service to and from the city centre which is approximately 2 miles from the property.

Inverness benefits from excellent transport links by road, rail and air. Inverness Airport provides national and European flights.

Viewing highly recommended

#### **Hallway**

9'1" x 4'4" (2.77m x 1.34m)

Entrance door opening into the hallway with doors to lounge and kitchen. Staircase to first floor. Smoke alarm. Carpet.

#### **Lounge/dining room**

20'10" x 11'8" (6.36m x 3.56m)

Double aspect to front and rear. Freestanding fireplace with cream marble back panel and hearth housing the electric fire. T.V. point. Carpet.

#### **Kitchen**

11'7" x 10'10" at widest point (3.54m x 3.31m at widest point)

Window to rear. Wall and base units with worktop and tiling. Stainless steel sink with right hand drainer. Integrated AEG induction hob, Creda Plan extractor and Kenwood double electric oven. Freestanding Beko fridge/freezer, Zanussi washing machine and Beko dishwasher. Understairs cupboard housing the electrics. Recessed double storage cupboard with shelves. Heat alarm. Spotlights. Laminate flooring.

#### **First floor hallway**

6'1" x 3'4" x 6'5" (1.86m x 1.04m x 1.97m)

Doors to three bedrooms and shower room. Smoke alarm. Carpet.

#### **Shower room**

6'5" x 5'4" (1.98m x 1.65m)

Window to rear. WC and pedestal wash hand basin. Shower cubicle with Jade Triton electric shower. Mirrored wall cabinet. Heated towel rail. Storage unit. Extractor. Vinyl flooring.

#### **Bedroom 1**

8'8" x 12'1" (2.66m x 3.70m)

Window to rear. Fitted double wardrobe with storage space above. Cupboard housing water tank. Carpet.

#### **Bedroom 2**

11'10" x 9'10" (3.63m x 3.01m)

Window to front. T.V. point. Carpet.

#### **Bedroom 3**

7'7" x 8'10" (2.33m x 2.70m)

Window to front. Two built-in cupboards with shelves. T.V. point. Carpet.

#### **Outbuildings**

Garden shed

#### **Garden ground**

The enclosed front garden has been laid out with gravel for low maintenance with shrubs. There is a paved path leading up to the front door.

The enclosed rear garden has also been laid out with gravel and paving for low maintenance. There is a rotary clothes dryer.

#### **Extras**

All fitted floor coverings, curtains, washing machine, fridge/freezer and dishwasher are included in the sale price.

#### **Heating and glazing**

Electric off-peak storage heaters and double glazing.

#### **Services**

Mains electricity, water and drainage.

#### **EPC Rating E**

#### **Council Tax Band B**

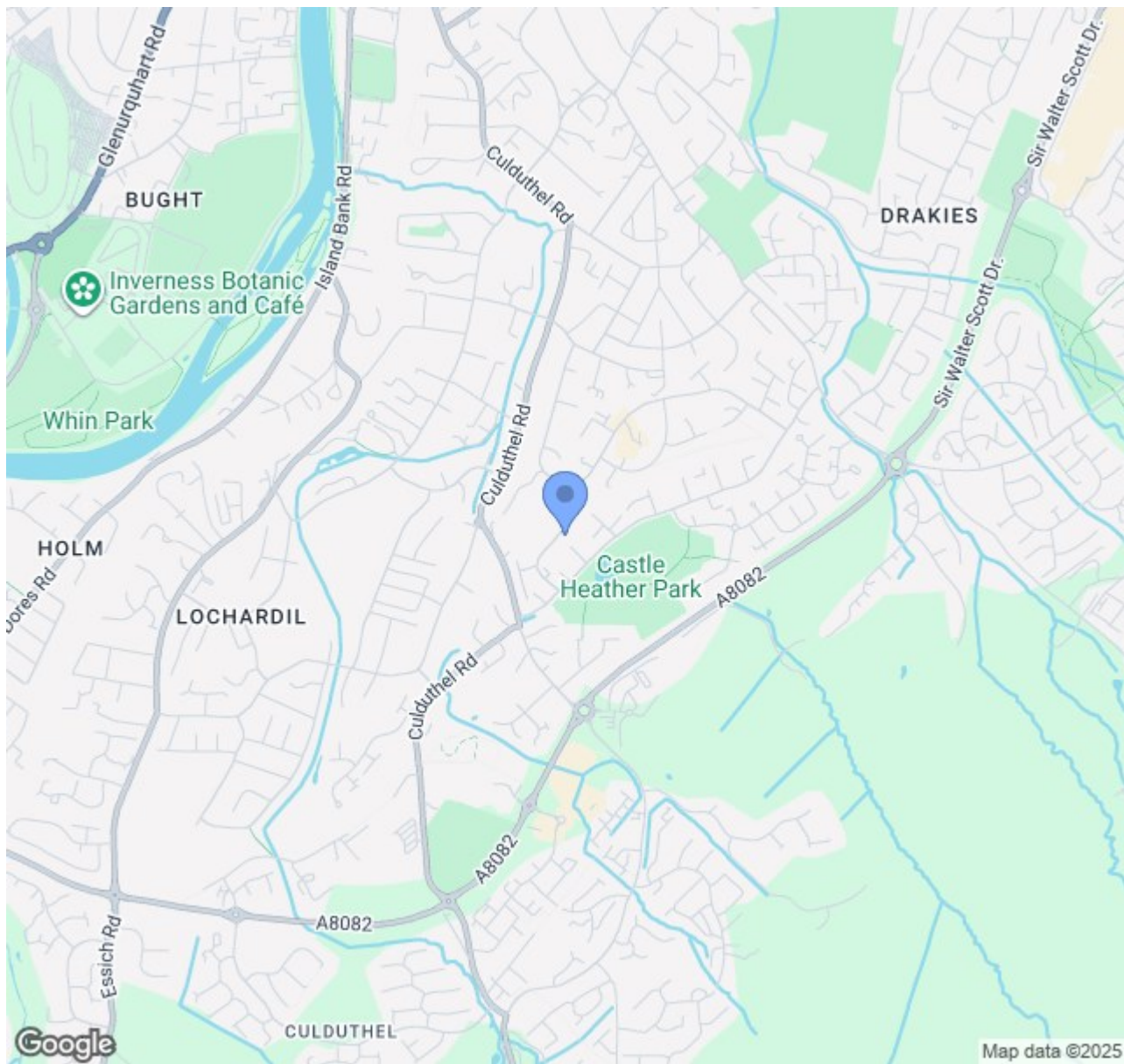




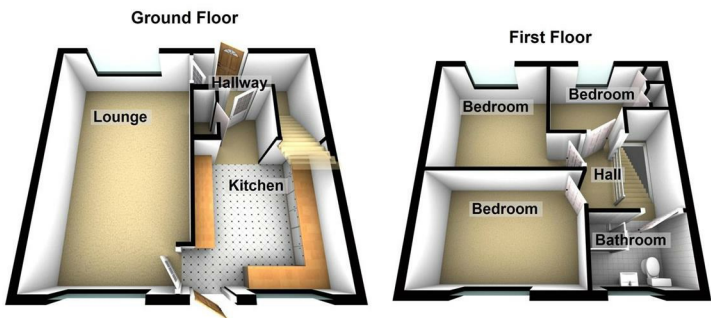




Area Map



Energy Efficiency Graph



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	51	73
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	81	93
EU Directive 2002/91/EC		

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