

NEW REDUCED PRICE



21 EVAN BARRON ROAD INVERNESS IV2 4JA

Well Proportioned 2 Bedroom Maisonette

- Entrance Hall
- Lounge
- Modern Fitted Kitchen/Breakfast Room
- 2 Double Bedrooms
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Drying Area
- External Store
- EPC Band - C



Fixed Price £92,000



DESCRIPTION

Viewing is highly recommended to appreciate the spacious and well presented accommodation of this desirable maisonette. Situated over two floors, this attractive property with its own door benefits from gas central heating, double glazing and good cupboard provision. The kitchen which has space for informal dining is well fitted and is offered for sale with all the white goods. Both bedrooms are "doubles" and the bathroom has been modernised with a white suite. Externally there is a drying area and useful store.

LOCATION

Conveniently located in the residential area of Hilton, approximately 2 miles from the city centre. There is an area for off street parking and local amenities include various shops and a community centre. The nearby Balloan shopping complex offers a pharmacy, hairdresser, video shop and convenience store. There is also a bar/diner and the new distributor road is close at hand. The primary school is available close by and older children attend Inverness Royal Academy, a short distance away. There is a regular bus service to the city centre.

DIRECTIONS

From the Town House, in the centre of the City, travel along Castle Street and at the top of the hill bear left into Old Edinburgh Road. At the traffic lights continue straight on, bearing right at the next fork but still on Old Edinburgh Road. Continue on this road for some considerable distance (going straight on at the roundabout) and through another set of traffic lights. At the next set of traffic lights, turn right here into Balloan Road (Dows Bar/Diner is on your left). Continue along this road taking the eight turning on the right. Carry on up this road and No 21 is situated on the right hand side of the road (signposted Nos 1 - 23).



ACCOMMODATION

A path and step leads to the Covered Entrance. A step accesses the front door.

ENTRANCE HALL

3.52m x 1.07m (11'7 x 3'6)

Laminate flooring. Smoke detector. Carbon Monoxide alarm. Ceiling mounted 3 head light fitting. Door to under stair storage cupboard with radiator (housing fuse box and electricity meter). Doors to Lounge and Kitchen/Breakfast Room.

LOUNGE

4.92m x 3.53m (16'2 x 11'7)

Spacious room with window to rear; vertical blinds. Fitted carpet. Radiator. Ceiling light. TV point

KITCHEN/BREAKFAST ROOM

3.50m x 2.82m (11'6 x 9'3)

Entry from Hall via French doors. Window to front; vertical blinds. Nicely fitted with modern wall and base units incorporating under unit lighting. Built-in double oven, gas hob and extractor. Ample worksurface area with tiling above. Inset stainless steel sink with mixer tap and drainer. Fridge/freezer. Washing machine. Laminate flooring. Radiator. Ceiling mounted four head light fitting.

From the hall, a carpeted staircase access the First Floor.



LANDING

3.21m x 1.07m (10'6 x 3'6)

Fitted carpet. Ceiling mounted three head light fitting. Smoke detector. Doors to 2 Bedrooms and Bathroom.

BEDROOM 1

3.94m x 3.52m (12'11 x 11'7)

Window to rear with outlook to countryside beyond; vertical blinds. Door to cupboard with shelf (housing central heating boiler). Door to shelved cupboard. Further deep cupboard with shelving. Fitted carpet. Radiator. Ceiling light. The furniture as seen within this room is included in the asking price.

BEDROOM 2

3.53m x 2.84m (11'7 x 9'4)

Window to front; vertical blinds. Fitted carpet. Radiator. Pendant ceiling light.

BATHROOM

2.21m x 2.00m (7'3 x 6'7)

Patterned window to front; blind. Modern white suite comprising WC, wash hand basin set in vanity unit and bath with shower over. Aquaboard sheeting above bath and wash hand basin. Vinyl flooring. Radiator. Ceiling light. Wall mirror. Wall mounted shaving mirror.



EXTERNAL STORE

DRYING AREA

HEATING

The property benefits from gas central heating.

GLAZING

The subjects are double glazed.

EXTRAS

All fitted floor coverings, curtains and blinds, fridge/freezer, washing machine. Double oven, hob and extractor, together with the furniture within bedroom 1 are included in the price.

COUNCIL TAX

The current Council Tax band on this property is band A. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson Shaw & Gilbert on 01463 253911, the Highland Solicitors Property Centre on 01463 231173 or the seller, evenings and weekends on 07769271683 to arrange an appointment to view.

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083

Email:

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-91) B		
(69-80) C			(50-80) C		
(55-68) D			(35-68) D		
(39-54) E			(20-54) E		
(21-38) F			(1-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		



YORK HOUSE, 20 CHURCH STREET, INVERNESS
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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



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