



59 Evan Barron Road, Inverness, IV2 4JE

- Terraced house.
- Three bedrooms.
- Communal parking area.
- Lounge.
- Family shower room.
- Back boiler central heating.
- Kitchen.
- Private front & rear gardens.
- Double glazing throughout.

Offers Over £155,000

An exciting opportunity to purchase a spacious three-bedroom, terraced house appreciating well-proportioned room sizes and a convenient location within easy distance of the City Centre offering an ideal family home or first-time buy with lots of potential.

The ground floor accommodation comprises of the entrance hall, bright and spacious lounge with feature fireplace and double aspect windows creating an influx of natural light and good-sized kitchen with ample storage space handy. On the first floor the landing provides access to both double bedrooms, one single bedroom and shower room which completes the accommodation. This property also benefits from a back boiler central heating system which heats both the water and radiators and double glazing throughout.

Private outdoor space includes both fully enclosed and easily maintained front and rear gardens. There is a communal car park available and on-street parking is at the rear of the property.

Although in need of some modernisation and upgrading throughout, this property will appeal to a range of buyers. Early viewing is advised. Please note that the main walls of this property are of a 'non traditional' construction.

LOCATION

Situated on Evan Barron Road in the established Hilton district of Inverness, this property offers a convenient location with the City.

Asda supermarket and Fairways Business Park are located within a short driving & walking distance of the property. Other amenities within walking distance include community complex and Hilton shopping village, convenience stores, pharmacy, salon and locally owned restaurant & bar. Raigmore Hospital and Inshes Retail Park, where you can find a variety of retail and leisure units, are a short drive away. Doctors and dental surgeries are available nearby. Inverness Leisure Centre and Eden Court Theatre are easily accessible from the property.

A regular public bus service offering routes across Inverness operates within walking distance on Balloan Road and various stops throughout Hilton. Travel routes across Inverness and access to the A9 are easily accessible from the property. Inverness City Centre is 2.3 miles away from the property. Inverness airport is a 20-minute drive away.

For younger children, Primary schooling is available at Cauldeen Primary school located 0.3 miles from the property. Older children would attend Inverness Royal Academy situated 0.7 miles from the property. Drummond School is also located nearby.

KEY POINTS

- Ideal first-time buy.
- Convenient location.
- Close to City Centre.
- Amenities & schools nearby.
- Well-proportioned rooms.
- Front & rear gardens.

DIRECTIONS

From Inverness City Centre, head to Castle Street, continue straight through the traffic lights joining Culduthel Road and continue for 0.9 miles. Take a left onto Cauldeen Road and take the first right onto Mackay Road. Follow the road for 0.3 miles and turn right onto Evan Barron Road. Follow the road for 0.3 miles and take a left into the communal car park where number 59 will be down the lane in front of you and on your left-hand side, clearly signposted by a South Forrest for-sale board.

ACCOMMODATION

ENTRANCE HALL

2.74 x 1.26 (8'11" x 4'1")

Front external door, stairs leading to first floor and access to kitchen and lounge.

LOUNGE

6.35 x 3.57 to 3.00 (20'9" x 11'8" to 9'10")

Bright and spacious lounge with feature fireplace with wooden marble and marble hearth. Double aspect windows to front and rear access to kitchen.



KITCHEN

33.33 to 2.72 x 5.02 to 3.54 (109'4" to 8'11" x 16'5" to 11'7")

Kitchen with wall and base cabinets. Work top space with tiled splash back and one and a half bowl stainless steel sink with draining board. Space for white goods. Storage cupboard with electric meter. Rear facing window and rear external door. Access to entrance hall and lounge.



BEDROOM ONE

4.30 to 3.69 x 2.68 (14'1" to 12'1" x 8'9")

Double bedroom with built-in wardrobe housing water tank and rear facing window.



BEDROOM TWO

3.63 to 2.70 x 2.35 (11'10" to 8'10" x 7'8")

Double bedroom with front facing window.



BEDROOM THREE

2.70 x 2.35 (8'10" x 7'8")

Large single bedroom with front facing window. One built-in storage cupboard over the stairs and one built-in wardrobe.



LANDING

2.02 x 1.87 (6'7" x 6'1")

Provides access to all bedrooms, bathroom and loft hatch.

SHOWER ROOM

1.98 x 1.68 (6'5" x 5'6")

Shower, wash hand basin with storage and mixer tap, WC, rear facing textured glass window and radiator.



FRONT GARDEN

Private, fully enclosed front garden with paved path to front door. Well-maintained lawn space and assortment of mature shrubs and bushes to one side.



REAR GARDEN

Private, fully enclosed rear garden laid to paved slabs for easy maintenance. External water tap, two outbuilding storage spaces, clothes line and gate leading to street.



PARKING

There is a communal car park available as well as on-street parking.

EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks and white goods are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Central heating is a back boiler system behind the fireplace in the lounge. Phone line and broadband connectivity available.

COUNCIL TAX

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

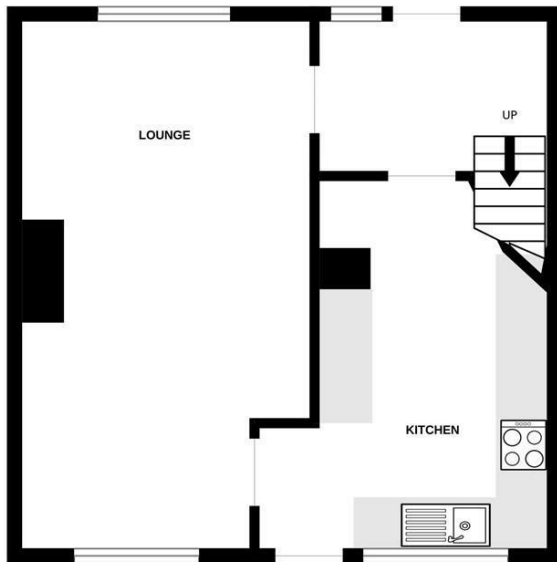
EPC BAND

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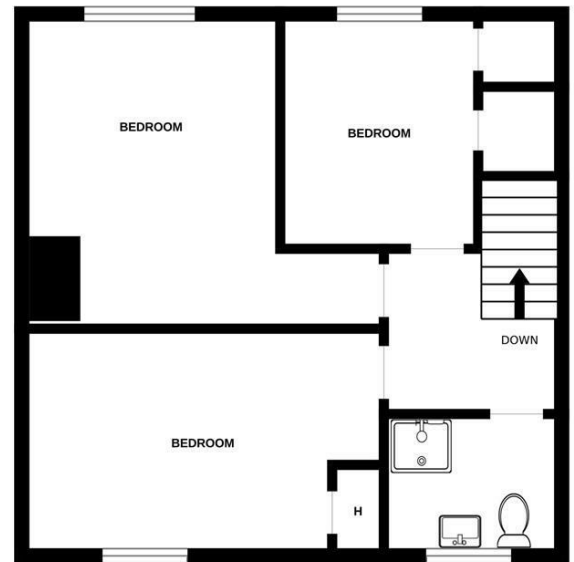
VIEWINGS

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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