



Evan Barron Road, Inverness, IV2 4JD

Offers Over £155,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Spacious Lounge With Feature Stone Fireplace
- Kitchen With Wooden Cabinet Units
- Three Spacious First Floor Bedrooms
- Shower Room With White Sparkly Wetwall
- PVC Double Glazed Windows
- Heating Provided By Night Storage Heaters
- Front Garden Paved With Gravel Sections
- Enclosed Rear Garden Mainly Laid To Lawn
- Close To Inverness Schools, Shops & Amenities
- Ideal For Families Seeking Convenient Location

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



From the street, you can see that 126 Evan Barron Road is a neat mid terraced property with a paved and gravelled front garden. A path leads to the entrance door, which opens into a hallway linking the ground floor spaces.

Off to the right, the sitting and dining room stretches the length of the property, providing a generous living area with space for a sofa set at one end and a dining table at the other. White painted walls are balanced by a patterned wallpapered feature wall, home to a coloured stone fireplace with electric fire in place. A blue patterned carpet completes the finish, while windows to both the front and rear ensure the room feels bright. Wall mounted heaters add warmth, making this a practical and comfortable everyday space.

The kitchen can be reached from both the hallway and the sitting room. Fitted with wooden floor and wall cabinets, it includes a built-in oven, microwave and electric hob, with light coloured acrylic worktops and tiled splashbacks. A stainless steel sink sits beneath the window, with space provided for a washing machine below the counter. The room is completed by a light laminate floor and a glazed back door that opens directly into the garden.

A carpeted staircase with handrails on both sides leads to the first floor, where the landing is finished with neutral cream wallpaper and grey carpet.

The first bedroom is a large double at the front of the property, featuring a wide window and a full run of fitted wardrobes for storage. A blue and white patterned carpet contrasts with simple white walls, keeping the room light and versatile.

The second bedroom is another double, finished with cream patterned wallpaper and a blue patterned carpet. A built-in storage cupboard provides useful space with a wall mounted heater positioned near the door.

The third bedroom is slightly smaller but includes two built-in storage cupboards and a window with a heater below. Neutral cream wallpaper and blue carpet keep the finish consistent with the rest of the upper floor.

The shower room is lined with white sparkly wetwall panels, making it bright and easy to keep clean. There's a toilet, wash hand basin and a walk-in shower with a Mira Advance electric unit and curtain screen.

Windows and entrance doors are PVC double glazed units. Heating is provided by night storage and panel convector heaters, with hot water supplied via a pre-insulated 95 litre cylinder with electric immersion, housed in a bedroom cupboard.

At the rear, the garden is fully enclosed with timber and metal fencing. Mainly laid to lawn with paved paths, it gives you plenty of outdoor space for family use. The addition of a timber shed at the far end provides valuable outdoor storage.

This is a practical property in a convenient Inverness location, making it well suited for families, first time buyers or investors alike. With its generous living room, three bedrooms and enclosed gardens, it is ready for new owners to make it their own. Early viewing is recommended to appreciate the full potential so contact Hamish Homes now to arrange an appointment.

ABOUT INVERNESS

Inverness, the capital of the Scottish Highlands, offers an enchanting blend of history, culture and natural beauty, making it a prime destination for home buyers. The city's charm combines old-world allure with modern amenities. Inverness Castle, overlooking the river, provides a glimpse into the city's past, while the bustling city centre features contemporary shops, restaurants and cafes. Inverness boasts a range of excellent schools, healthcare services and a low crime rate, ensuring a high quality of life.

Outdoor enthusiasts will find Inverness a paradise, with easy access to the Highlands' vast wilderness for hiking, cycling and wildlife spotting. The city is also the gateway to the North Coast 500, Scotland's ultimate road trip, offering breathtaking coastal scenery. Culturally, Inverness thrives with numerous art, music and sporting festivals and events. The Eden Court Theatre and Cinema is a hub for performing arts, while local museums and galleries celebrate the region's heritage.





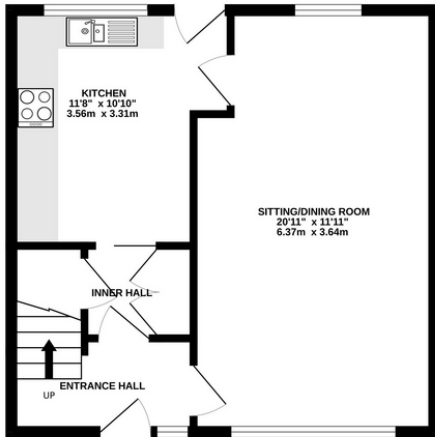
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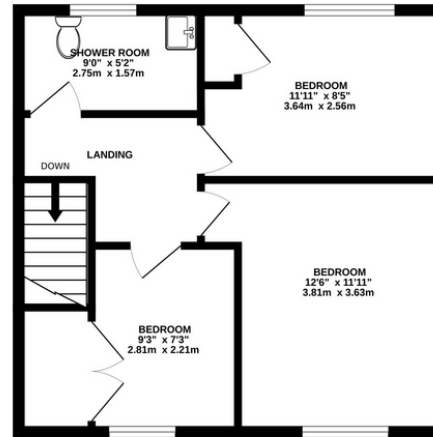
 82 m²



GROUND FLOOR



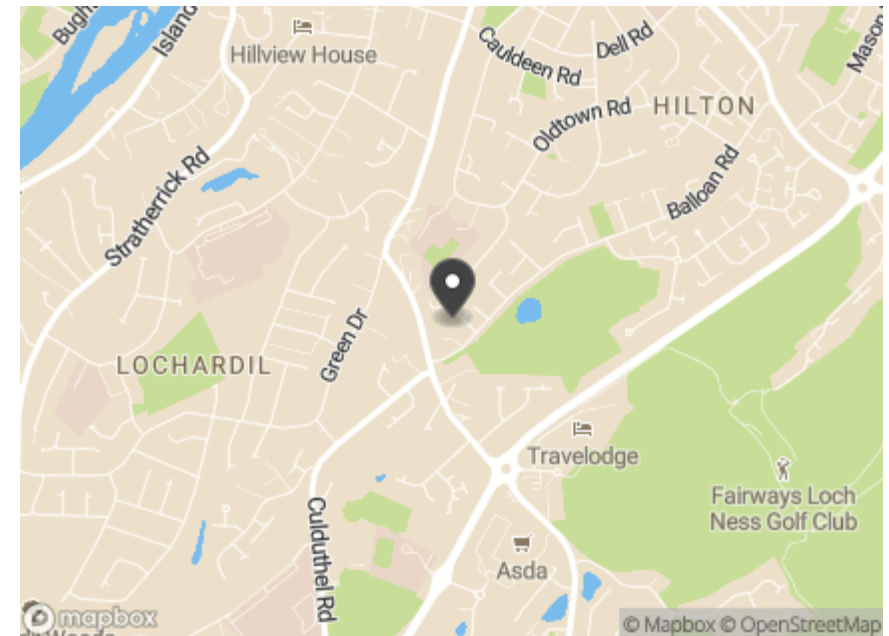
1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	58	77
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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