



Innes & Mackay

**21 Hawthorn Drive, Dalneigh,
Inverness, IV3 5RG**

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- POPULAR RESIDENTIAL AREA
- SPACIOUS GARDEN GROUNDS
- CLOSE TO LOCAL AMENITIES
- DEGREE OF MODERNISATION REQUIRED

**Offers Over
£165,000**



DESCRIPTION

Located in the popular, residential area of Dalneigh, this three bed semi detached villa offers generous accommodation throughout with gardens to both the front and rear along with a large detached garage. The property which would benefit from a degree of modernisation, would make an ideal home for the growing family benefits from gas central heating and is fully double glazed.

LOCATION

The property is located on Hawthorn Drive a twenty minute walk to Inverness City Centre and to the River Ness. Primary and secondary schooling are located nearby and the property is well-placed for access to the Ness Islands, the Aquadome and Eden Court Theatre. A comprehensive range of amenities can be found in the city centre including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness. Lovely walks can be enjoyed along the canal which is a short distance from this property.

GARDENS

The gardens to the front are laid with gravel and have a small selection of bushes and flowers along with paved stepping stones. The driveway to the side leads to the detached single garage and a wooden gate opens through to the rear garden. Laid with grass, the gardens here are enclosed with fencing and have an area behind the garage suitable for a vegetable plot.

HALLWAY

Part glazed door opens into the carpeted hallway. This is a spacious area providing access to the lounge, and up two steps to the bathroom. A built in cupboard provides good storage and a smaller cupboard houses the electrics.

LOUNGE

5.49m x 3.50m (18'0" x 11'5")

The lounge is a generous sized room with windows to both the front and rear. Laid with carpet, this room has a gas fire set on a marble hearth with wooden surround, providing a pleasing focal point. Door leads through to the kitchen.

KITCHEN

3.25m x 2.72m (10'7" x 8'11")

The kitchen is fitted with floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the stainless steel sink with drainer to the side and space to the side for a fridge freezer. There is a free standing gas cooker. Built in shelved cupboard providing good storage, door to the rear hall and laminate flooring complete this room.

BATHROOM

2.04m x 1.75m (6'8" x 5'8")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin and bath with mains shower over and screen to the side. Frosted window to the side, vinyl flooring and shaver light complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing where the three bedrooms are located off. With a window to the side providing good light dimension to this area, there is a built in shelved cupboard providing good storage and a hatch opens into the partially floored loft space.

BEDROOM 1

3.99m x 2.69m (13'1" x 8'9")

Bedroom one, located to the front elevation is a bright room, laid with carpet and has a built in wardrobe providing hanging rail and shelving.



BEDROOM 2

4.16m x 3.38m (13'7" x 11'1")

The second bedroom located to the rear elevation is a bright room by virtue of the dual aspect windows to the side and rear. This room is laid with laminate flooring.

BEDROOM 3

3.95m x 2.70m (12'11" x 8'10")

The third bedroom is another double room, located to the rear elevation and benefits from built in storage. Laminate flooring completes this room.

HEATING

Gas central heating via a combi boiler.

GLAZING

Fully double glazed.

PARKING/GARAGE

There is ample off road parking for a number of cars. The driveway leads to the large detached garage which benefits from power and light.

COUNCIL TAX BAND

Band C

EPC

Band D62

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, gas cooker and washing machine.

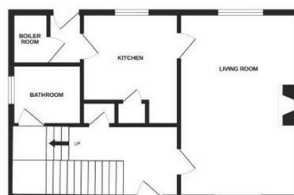
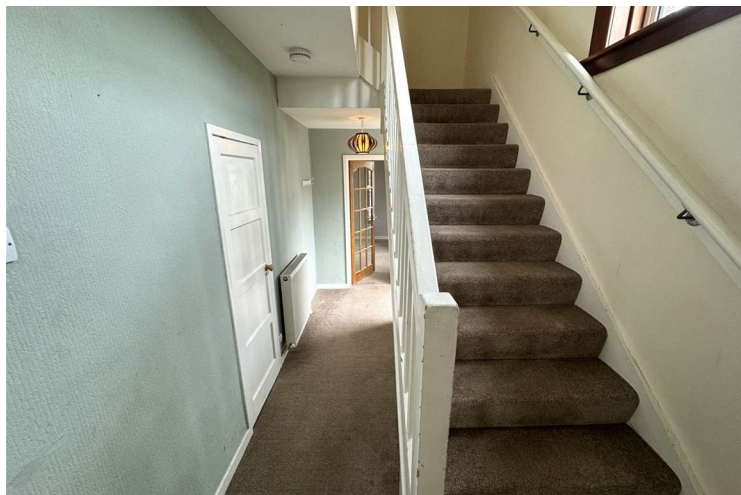
SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.





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 guidance purposes only and should not be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
House plan 10/10/2023

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



Innes & Mackay