



Illustration For Identification Purposes Only. Not To Scale (ID:731051 / Ref:76501)



Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings and blinds. Washing machine. Fridge freezer and garden shed.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000.
A full Home Report is available via Munro & Noble - property@munronoble.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A (82-100)	A (82-100)	A (82-100)	A (82-100)
B (61-81)	B (61-81)	B (61-81)	B (61-81)
C (49-60)	C (49-60)	C (49-60)	C (49-60)
D (35-48)	D (35-48)	D (35-48)	D (35-48)
E (23-34)	E (23-34)	E (23-34)	E (23-34)
F (13-22)	F (13-22)	F (13-22)	F (13-22)
G (1-12)	G (1-12)	G (1-20)	G (1-20)
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**17 Hawthorn Drive
Inverness
IV3 5RG**

A spacious three bedroom semi-detached villa with off-street parking, garden and detached garage.

hspc OFFERS OVER £173,000

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Kitchen



Lounge

This three bedroom semi-detached villa is located in the established Dalneigh district of Inverness and is within easy walking distance of the City Centre. The property offers many pleasing features including gas radiator central heating, double glazing, laminate flooring and has ample storage provisions. The accommodation is well-proportioned throughout and is spread over two floors with the ground floor comprising an entrance hall, a rear vestibule, a double aspect lounge with stylish wood burning stove on a slate hearth and a modern family bathroom room which has a WC, a vanity sink and a feature jacuzzi bath. The kitchen comprises wall and base mounted units with worktops, a gas hob with hood over, a double electric oven, and included in the sale is a washing machine and an integrated fridge-freezer. On the first floor can be found three bedrooms, all of which have fitted storage facilities, while the master bedroom boasts an en-suite shower room with complimentary wet-walling. Externally, the garden to the front has large tarmac driveway which provides ample space for off-street parking for a number of vehicles, is enclosed by walling and in turn leads to detached garage. The rear garden boasts a generous patio and gravel area for entertaining, a garden shed, and is fully enclosed by wooden fencing. This home would suit a range of prospective purchasers including first-time buyers or those looking for a property with great letting potential. Early viewing is recommended. Hawthorn Drive is close 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.

Rooms & Dimensions

Entrance Hall	
Lounge Approx.	5.48m x 3.51m
Kitchen Approx.	3.29m x 2.71m
Bathroom Approx.	2.04m x 1.73m
Bedroom One Approx.	4.18m x 3.39m
En-Suite Shower Room Approx. (At widest point)	2.10m x 1.49m
Bedroom Two Approx. (At widest point)	3.97m x 2.71m
Bedroom Three Approx.	2.72m x 3.96m
Garage Approx.	6.35m x 4.27m



Rear Garden



Bedroom One



Bedroom Two



Bedroom Three



Bathroom