



**Harper
Macleod LLP**
Estate Agents & Solicitors



31 Smithton Villas, Inverness, IV2 7NR

Fixed price £165,000

Excellent opportunity for a first-time buyer to purchase a three bedroom end-terraced home in a cul-de-sac in the established residential area of Smithton, on the eastern outskirts of Inverness, with fabulous landscaped garden ground for low maintenance.

The accommodation comprises entrance vestibule, hallway, lounge, kitchen, rear vestibule, three bedrooms and wet room.

There is a convenience store nearby and Culloeden shopping centre has a doctors' surgery, chemist, convenience store, post office, butchers and hairdressers. Both primary and secondary schools are within walking distance.

A regular bus service runs to and from the Eastfield Retail Park and City Centre where an extensive range of retail, leisure and business facilities can be found. Inverness also benefits from excellent transport links by road, rail and air, with Inverness Airport offering national and European flights.

Viewing highly recommended.

Rooms

Entrance vestibule

6'3" x 3'2" (1.93m x 0.98m)

Window and door to front. Vinyl flooring.

Hallway

5'4" x 12'2" (1.64m x 3.71m)

Doors to lounge and vestibule. Staircase to first floor. Three built-in storage cupboards. Smoke alarm. Carpet.

Lounge

11'0" x 19'4" (3.37m x 5.91m)

Double aspect to front and rear. Marble fireplace with electric fire. T.V. point. Carpet.

Kitchen

8'4" x 11'5" (2.56m x 3.49m)

Window to rear. Wall and base units with worktop and splashback. Stainless steel sink with left hand drainer. Plumbed for washing machine. Extractor. Heat alarm. Wall mounted Worcester central heating boiler. Vinyl flooring.

Rear vestibule

2'10" x 5'10" (0.88m x 1.79m)

Door to rear. Under stairs storage cupboard. Carpet.

First floor hallway

2'10" x 6'10" (0.88m x 2.10m)

Doors to three bedrooms and wet room. Smoke alarm. Walk-in cupboard (1.11m x 1.66m) with shelves and window to rear. Carpet.

Wet room

5'5" x 7'1" (1.66m x 2.18m)

Window to rear. White WC and pedestal wash hand basin.

Walk-in shower with Mira Advance electric shower, wet wall, seat and handrails. Vinyl flooring.

Bedroom 1

12'1" x 9'5" (3.70m x 2.88m)

Window to rear. T.V. point. Wall lights. Carpet.

Bedroom 2

9'7" x 14'1" (2.93m x 4.31m)

Window to front. Carpet.

Bedroom 3

10'4" x 5'10" x 9'2" (3.16m x 1.80m x 2.80m)

Window to front. Storage cupboard. Carpet.

Outbuildings

Wooden garden shed.

Garden ground

There is a shared entrance to the front garden which has been landscaped for low maintenance. A paved path leads up to the front door. There is a wrought iron gate opening into the side garden.

The enclosed side and rear garden have also been landscaped for low maintenance. There is a paved path round the side of the house leading to the back door.

Parking

There is communal off-street parking to the front of the property.

Extras

All fitted carpets, floor coverings and curtains are included in the sale price. The washing machine and fridge/freezer are available under separate negotiation.

Heating and glazing

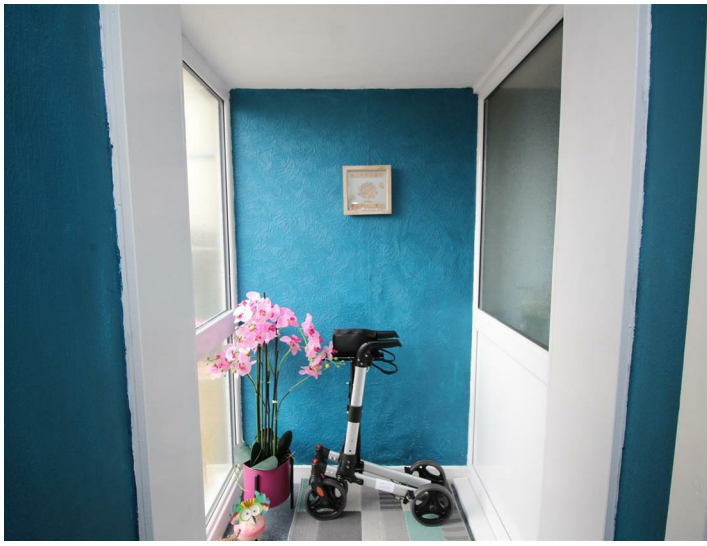
Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

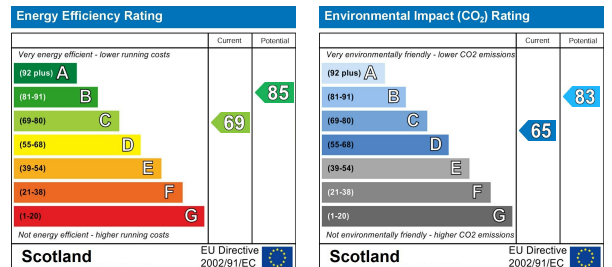
EPC Rating C

Council Tax Band B





Energy Efficiency Graph



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