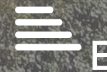




203 Smithton Park
Smithton, Inverness, IV2 7PE

£155,000



CURTIS 
MCKINNELL
ESTATE AGENTS



203 Smithton Park

Inverness, IV2 7PE

- END TERRACE
- LOUNGE
- FAMILY ROOM/BEDROOM FOUR
- BATHROOM
- ELECTRIC HEATING
- THREE/FOUR BEDROOMS
- DINING AREA
- KITCHEN
- DOUBLE GLAZED WINDOWS
- VIEWING RECOMMENDED

An opportunity to purchase an extended three/four bedroom end terrace property located in the Smithton district of Inverness. The accommodation is comprised of an entrance porch, entrance hall, lounge, dining area, kitchen, family room/bedroom four, three bedrooms and bathroom. The house benefits from well proportioned rooms throughout and has double glazed windows and electric heating. The property will appeal to a wide range of prospective purchasers including the first time buyer or those looking for a family sized home. Viewing is highly recommended.

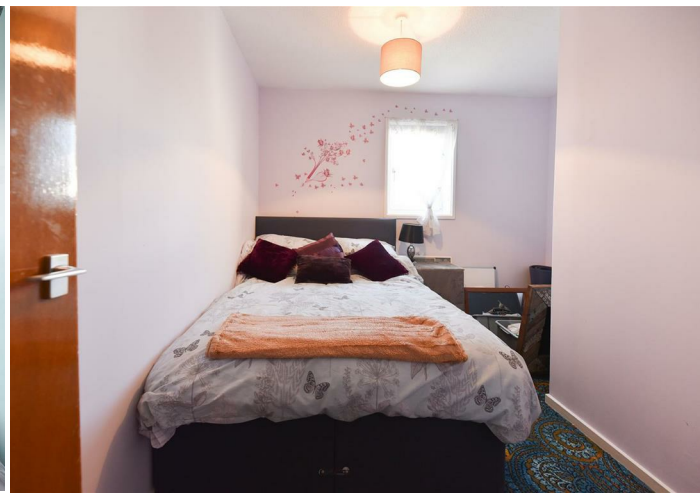
Gardens

The front garden is mainly laid to grass and is enclosed by hedging with a path leading to the front door. The rear garden has been laid with stones for easy maintenance and has a garden shed and is enclosed by a combination of fencing and hedging.

Location

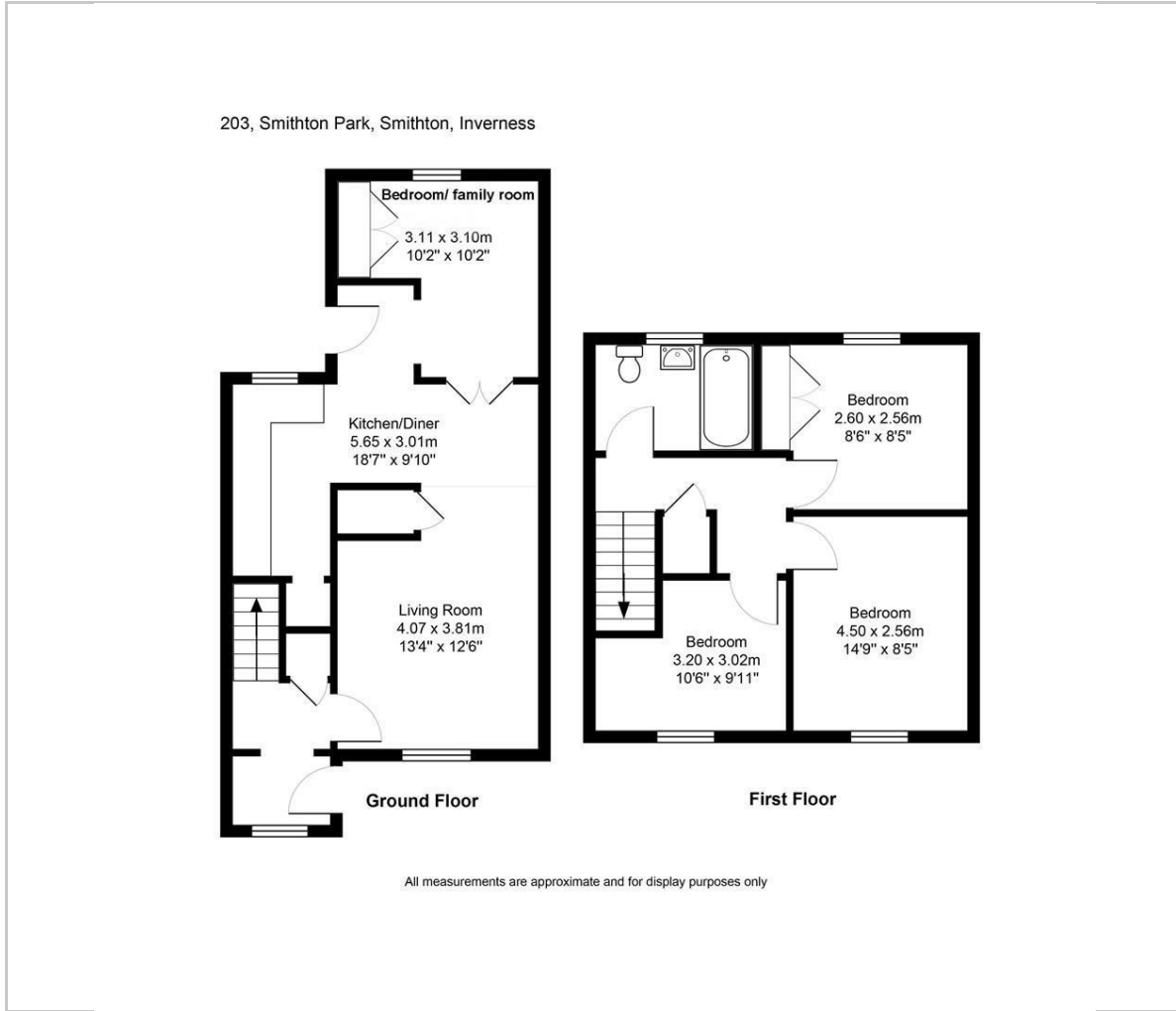
The property is located in the Smithton district of Inverness. Locally you will find a convenience shop, hotel/public house, Harry Gow Bakery and a primary school. Further amenities in Culloden include a pharmacy, a butchers, medical centre, takeaway restaurants and a secondary school. There is a regular bus service to the retail park and City centre where there is a more comprehensive range of shops and facilities. Inverness has a train station with regular onward links to major regional centres including a sleeper service to London. Inverness Airport is less than 10 miles away, offering a number of domestic and European flights.

£155,000



ENTRANCE HALL	
LOUNGE	13'4" x 12'5" (4.07m x 3.81m)
DINING AREA	10'3" x 7'6"m (3.13m x 2.29mm)
KITCHEN	11'1" x 6'10"-9'10" (3.40m x 2.10m-3.01m)
FAMILY ROOM/BEDROOM FOUR	9'10" x 8'0" (3.01m x 2.46m)
BEDROOM ONE	14'8" x 8'5" (4.49m x 2.57m)
BEDROOM TWO	8'6" x 8'3" (2.60m x 2.53m)
BEDROOM THREE	10'5"-4'5" x 9'10"-6'6" (3.20m-1.36m x 3.00m-1.99m)
BATHROOM	7'7" x 5'6" (2.32m x 1.68m)

Floor Plan



Bathroom



Area Map



Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

Council Tax Band: B

Extras: All fitted carpets, floor coverings, cooker, fridge/freezer and garden shed.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

