



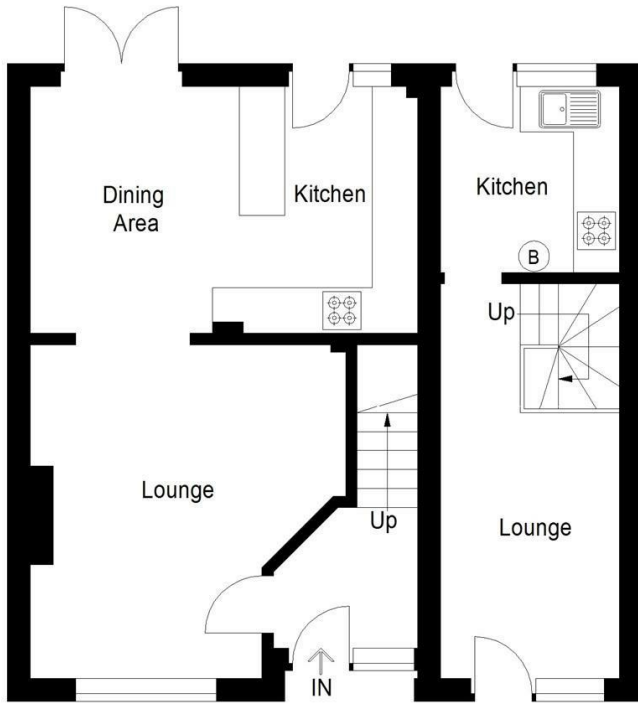
**10 CUTHBERT ROAD**  
**INVERNESS, IV2 3RU**

**£285,000**  
**FREEHOLD**

Fantastic opportunity to purchase this exceptional home! Boasting a spacious 3 bedroom layout with a separate 1 bedroom annexe, this property offers the best of both worlds. Whether you crave a haven for a family member seeking independence and privacy or desire a lucrative rental property for additional income, this property delivers. With spacious accommodation throughout, an enclosed level garden and driveway parking this home will appeal to many. Embrace the versatility of this property and make it your own - a true gem offering endless potential. Book your viewing today!



**home sweet home**  
**estate agents**  
your local property experts

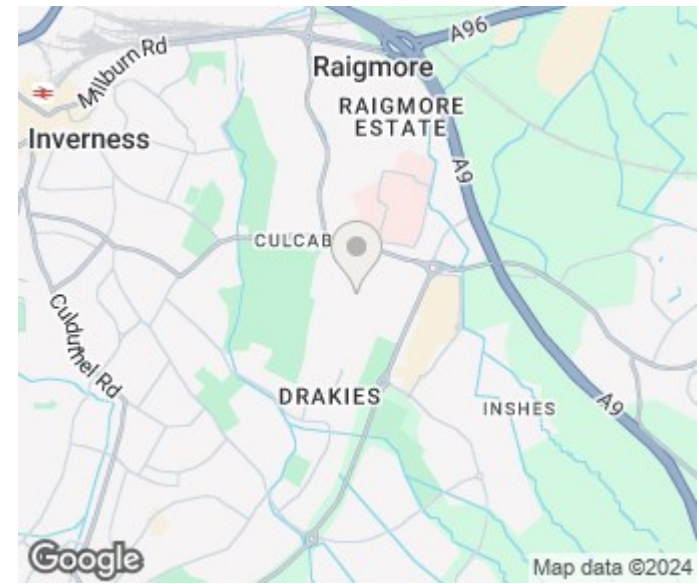


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1079676 / Ref:87985)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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

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