



## 71 SINCLAIR PARK INVERNESS, IV2 7UX

£230,000  
OFFERS OVER

This charming 4-bedroom semi-detached bungalow offers single-level living with a well-equipped kitchen, separate dining area, and spacious lounge. It features four flexible bedrooms, a modern bathroom, a separate shower room, and a study. Outside, there's ample driveway parking. Located in a desirable neighborhood, it combines comfort, space, and practicality, making it an ideal family home.



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# 71 SINCLAIR PARK

- FOUR BEDROOM BUNGALOW • POPULAR AREA OF SMITHTON • LOCAL AMENITIES NEAR BY • SPACIOUS LOUNGE • STYLISH KITCHEN • MODERN BATHROOM AND SHOWER ROOM • COUNCIL TAX BAND E • EPC BAND C • OFF STREET PARKING



Introducing this charming 4-bedroom semi-detached bungalow, perfect for those seeking comfortable and convenient single-level living. The property features a well-equipped kitchen with ample wall and base units, making it ideal for all your culinary needs. A separate dining area provides a dedicated space for family meals and entertaining.

The spacious lounge offers plenty of room to relax and unwind, while the four well-sized bedrooms provide flexibility for family, guests, or even a home office. In addition to a modern bathroom, there is a separate shower room for added convenience.

This bungalow also includes a study, perfect for working from home or as a quiet retreat. Outside, you'll find driveway parking with ample space for multiple vehicles. Situated in a desirable neighborhood, this property combines space, comfort, and practicality.

Don't miss out on the opportunity to make this lovely bungalow your new home!

Smithton is a popular and well-connected suburb of Inverness, offering a fantastic blend of convenience and community. Situated just a short distance from Inverness city centre, Smithton provides easy

access to a wide range of amenities while maintaining a peaceful, residential atmosphere.

Families will appreciate the excellent local schools, including Smithton Primary School and Culloden Academy, both of which have strong reputations for providing quality education. The area is also served by several nurseries and childcare facilities, making it ideal for families with young children.

Smithton boasts a variety of local amenities, including shops, supermarkets, and eateries, ensuring that daily essentials are always within reach. For larger shopping trips, the nearby Inverness Retail Park offers a range of popular high street stores, restaurants, and entertainment options, all just a few minutes away.

Transport links in Smithton are excellent, with regular bus services connecting the area to Inverness city center and surrounding regions. The nearby A96 and A9 provide easy access for those commuting by car, making it convenient to reach destinations across the Highlands and beyond. Inverness train station and Inverness Airport are also easily accessible, offering further connectivity for both national and international travel.

Smithton is surrounded by natural beauty, with plenty of opportunities for outdoor activities. The nearby

Culloden Forest and walks along the Moray Firth offer scenic spots for relaxation and recreation.

Additionally, Inverness itself provides a wealth of cultural attractions, including historic sites, theatres, and museums.

Overall, Smithton is a vibrant and welcoming community, offering residents a comfortable lifestyle with easy access to both urban amenities and the stunning landscapes of the Scottish Highlands.

Council Tax Band E

EPC Band C

Home Report Available by contacting  
[invernesssales@homesweethomemoves.co.uk](mailto:invernesssales@homesweethomemoves.co.uk)

Viewing By Appointment Through Home Sweet Home on 01463 710151.

Entry Is By Mutual Agreement.

Any offers should be submitted in Scottish legal form to [invernesssales@homesweethomemoves.co.uk](mailto:invernesssales@homesweethomemoves.co.uk)

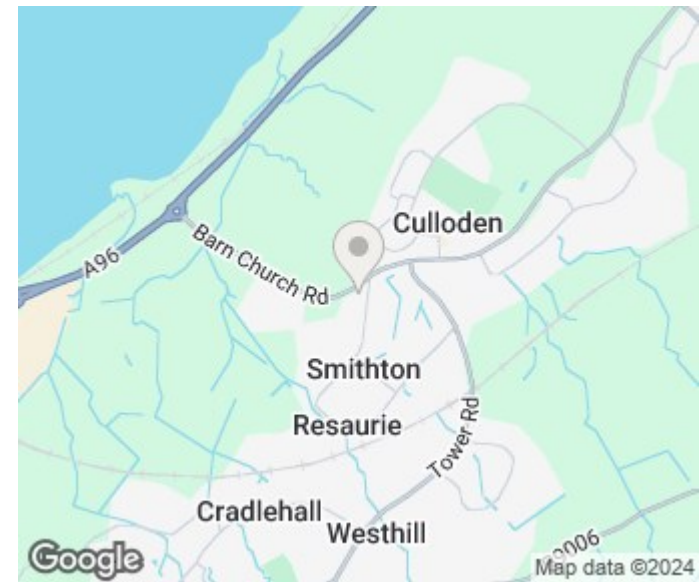
These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

## 71 SINCLAIR PARK

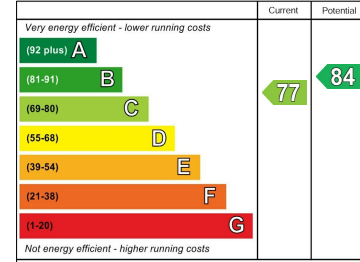




Illustration For Identification Purposes Only. Not To Scale (ID1121477 / Ref:89156)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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