



Innes & Mackay

## 28 Murray Place, Smithton, Inverness, IV2 7PX

- TWO BEDROOM SEMI-DETACHED HOUSE
- LOCATED IN THE ESTABLISHED SMITHTON DISTRICT OF THE CITY
- SITUATED WITHIN A QUIET CUL-DE-SAC
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- OFF-STREET DRIVEWAY PARKING
- DETACHED GARAGE
- GAS CENTRAL HEATING

Offers Over  
£180,000



## PROPERTY DESCRIPTION

This two bedroom, semi-detached home is located in the popular Smithton district of Inverness. Situated in an ideal spot within a quiet cul-de-sac, this property would be an ideal first time buy or those looking to downsize. Accommodation comprises open plan lounge/diner, two bedrooms, wet room and kitchen along with detached garage and ample driveway parking. Viewing comes recommended to appreciate the accommodation on offer.

## LOCATION

Murray Place is located in the established area of Smithton to the east of Inverness. There are excellent local amenities within walking distance including shops, bakers, post office, pharmacy, nursery and hairdressers. Primary schooling is available at Smithton Primary school with secondary pupils attending Culloden Academy, which also offers a range of leisure facilities including a swimming pool. The University of the Highlands and Islands is also located close by. Regular buses provide access to Inverness City Centre which offers a wide range of shops, restaurants, recreational and leisure facilities whilst Inverness Retail Park, about 2 miles away, has a variety of shops, cinema, restaurants and supermarket. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are also nearby. Good transport links operate by bus and rail from the city itself, with flights being provided by The Inverness Airport, approximately 8 miles east of Inverness.

## GARDEN

The front garden is primarily laid to lawn, with an array of plants and shrubs and enclosed with a low stone wall. There is a paved pathway leading to the steps up to the front door, and lengthy tarmac driveway runs alongside the property to the rear. The rear garden is laid with gravel chips for ease of maintenance. There is a detached single garage with power and light.

## LOUNGE/DINER

5.20 x 5.06 (17'0" x 16'7")

Front door opens into the lounge/diner, which is laid with carpet. There is a window to the front elevation and ample space for dining furniture. Staircase leads to the first floor landing and glazed door provides access to the rear hallway.

## STAIRCASE TO LANDING

Wooden stairs lead from the lounge to the bedroom.

## BEDROOM 1

4.37 x 3.77 (14'4" x 12'4")

This room is a good sized double room, with large velux window providing a good degree of natural light. There is a fitted cupboard and shelving at either side, along with storage in the eaves.

## REAR HALL

The hallway provides access to the kitchen, ground floor bedroom, wet room and storage cupboard housing the combi boiler. Side door leads to the rear garden.



## KITCHEN

2.31 x 1.95 (7'6" x 6'4")

The kitchen is fitted with wall mounted and floor based units with worktop, stainless steel sink with drainer to the side, washing machine and freestanding cooker with extractor hood over. Window to the side elevation and vinyl flooring complete this room.

## BEDROOM 2

3.19 x 2.60 (10'5" x 8'6")

This bedroom is a double room, laid with carpet, with window to the rear. There are integrated wardrobes with sliding doors providing good storage.

## WET ROOM

1.79 x 1.66 (5'10" x 5'5")

The wet room is furnished with a WC, wash hand basin and electric shower with half height doors and shower curtain. Window to the rear, extractor fan and vinyl flooring finish this room.

## HEATING

Gas central heating.

## GLAZING

Double glazing.

## PARKING

Off-street driveway parking.

## GARAGE

There is a large garage to the rear of the property with power and light.

## COUNCIL TAX BAND - B

## EPC BAND - D

## SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

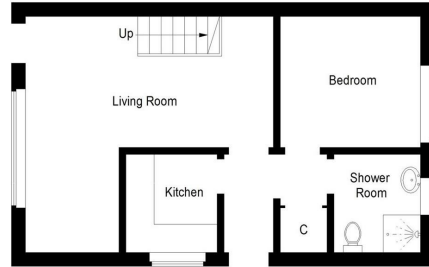
## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, curtains, blinds and white goods.

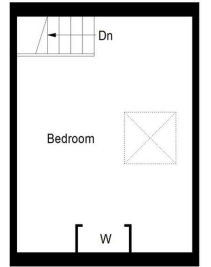
## VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463 251 200).





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1292190)

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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