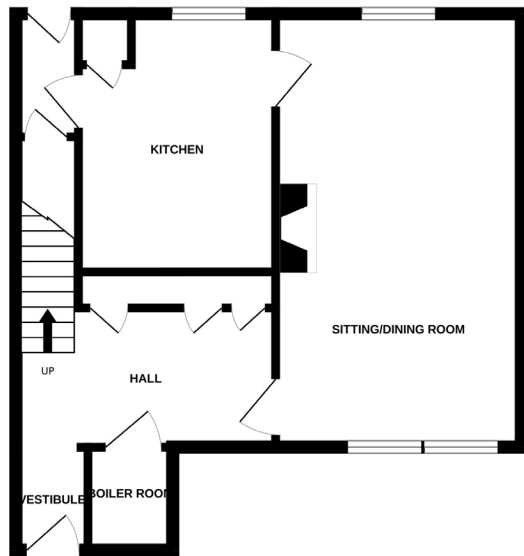
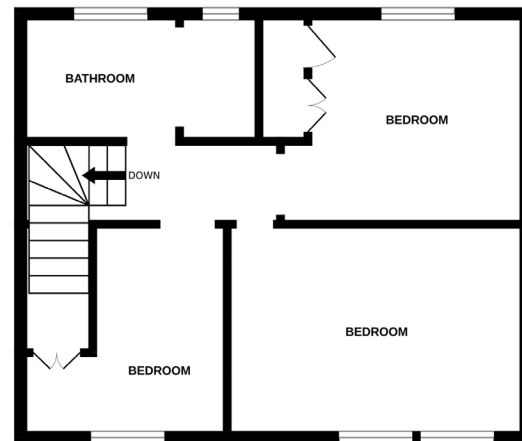


GROUND FLOOR



1ST FLOOR



#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains & blinds.  
 Electric cooker, double bed and side board.

#### Heating

Gas central heating (ground floor only).

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

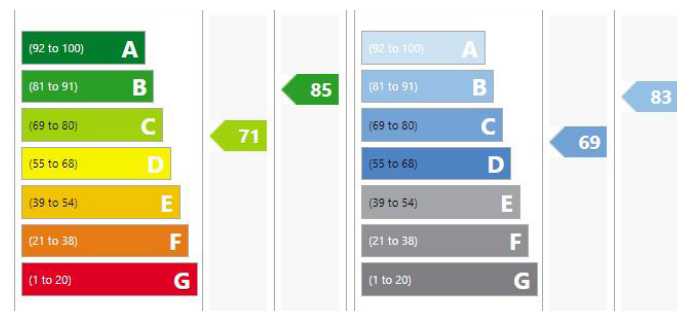
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £160,000  
 A full Home Report is available via Munro & Noble website.



## 16 Smithton Villa Inverness IV2 7NR

A pleasant, three bedroomed, end-terraced villa located in the popular Smithton area of the city. It is fully double glazed, has partial gas central heating, gardens and on-street parking.

**OFFERS OVER £158,000**

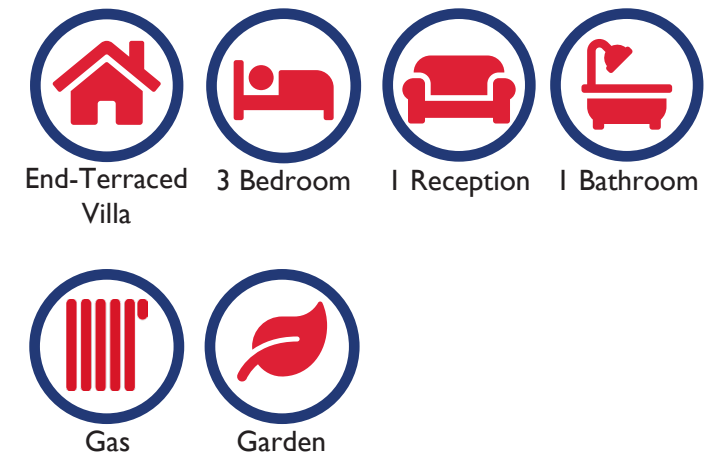
📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

#### Property Overview



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.





**Property Description**

Viewing of this three bedroomed, end-terraced villa is recommended to be able to appreciate the size of the accommodation on offer, as well as its convenient location. The flexible accommodation is well-proportioned throughout, and will appeal to a number of purchasers including young families and first time buyers. The ground floor comprises an entrance hall which benefits from ample storage provisions, having three built-in cupboards, plus a larger walk-in cupboard which houses the boiler, and a bright and airy, double aspect lounge with a feature gas fire within a marble and wooden surround. Completing the ground floor accommodation is a kitchen fitted with wall and base mounted units with worktops, a sink with drainer and taps, a cupboard and plumbing for a washing machine. The rear vestibule has fitted storage facilities and gives access to the attractive rear garden. The first floor accommodation has a landing, three good sized bedrooms (one having a small cupboard), a bathroom and loft access. The bathroom boasts a wet-walled shower cubicle with electric shower, a wash hand basin, a WC and a whirlpool bath with electric shower over. Benefiting from gas central heating (on the ground floor only) and double glazing, the property also has parking to the front elevation, plus additional parking for visitors. Externally, the property has gardens to the front, side and rear elevations with the garden to the front being of low maintenance as it is laid to gravel, has a number of shrubs and is enclosed by timber fencing. The well-presented rear garden is laid to a combination of lawn and gravel, whilst having a patio area, perfect for enjoying the sunshine and outdoor entertaining. Sited here are two garden sheds and a useful kennel run. There is a also a good sized vegetable patch, shrubbery, mature trees and to the side elevation runs a gravel driveway, providing off-street parking if required. Smithton Villas is located nearby to a number of amenities including a Spar store, a hairdressers, a chemist, a take-away and a medical centre. The property is within walking distance of a nursery and primary school, as well as Culloden Woods, where a range of outdoor activities can be enjoyed. Further local amenities include Harry Gow's bakery and a regular bus service into the city centre where a more comprehensive range of amenities can be found.



**Rooms & Dimensions**

Entrance Hall

Lounge  
Approx 3.37m x 5.91m

Kitchen  
Approx 3.48m x 2.70m

Rear Vestibule  
Approx 0.89 x 1.80m

Landing

Bathroom  
Approx 3.37m x 1.68m\*

Bedroom Three  
Approx 2.82m x 3.14m

Bedroom One  
Approx 4.31m x 2.92m\*

Bedroom Two  
Approx 2.89m x 3.39m

\*(At widest point)

