

47 Smithton Villas

SMITHTON, INVERNESS, IV2 7NR



Three-bedroom semi-detached family home in a sought after residential location, set on a corner plot



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached property, located in a quiet residential street, set on a sizeable corner plot. The property is in need of updating and upgrading but is in very good internal and external condition, it is a well kept clean and tidy blank canvas with a huge amount of potential to create a stunning modern family home with well-proportioned accommodation and a great layout.

THE LOUNGE

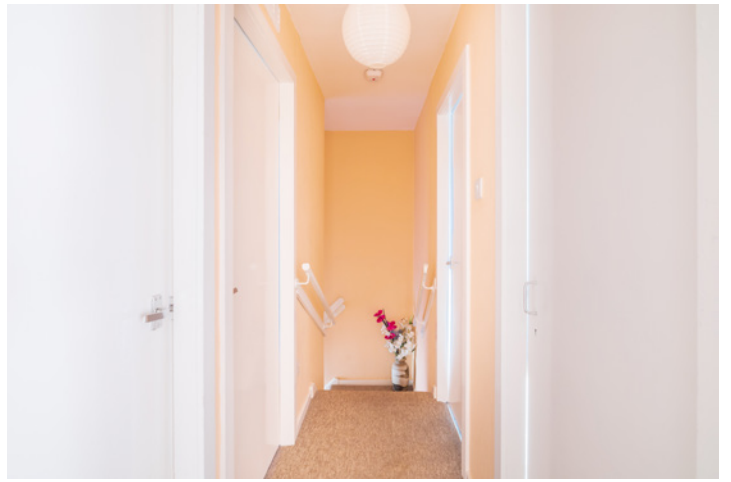


Inside, the property comprises:

- Porch and entrance hallway, with three large storage cupboards
- Spacious lounge/diner with lots of natural light
- Separate kitchen with plenty of cupboard space and an extra pantry style cupboard area

THE KITCHEN





- Family bathroom with bath suite and shower overhead
- Three bedrooms
- Large hallway storage cupboard on the first floor with shelving and a window

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The property has a sunny well-maintained garden, with a residents parking area at the rear of the property, the plot size does lend itself to potential extension in the future if the need arises and is subject to local planning permissions being granted.

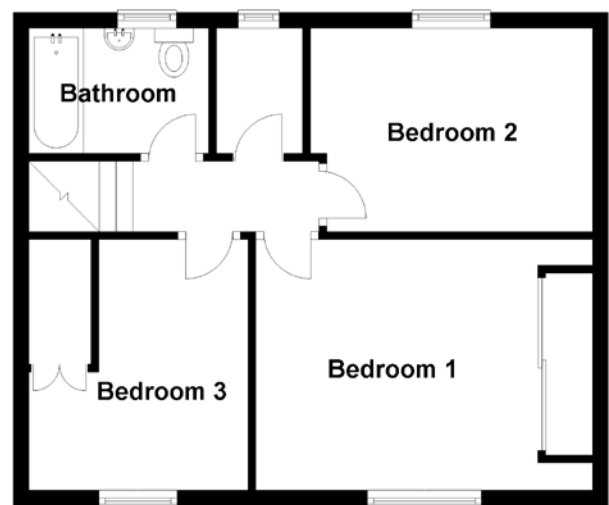
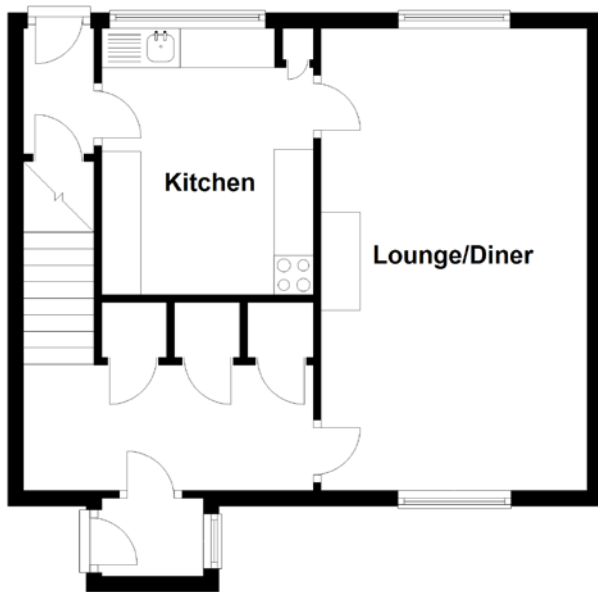
This is a fantastic family location with extensive forest walks and parks within walking distance, as well as being within the catchment for local schools and close to local amenities and transport links.

EXTERNALS & VIEW

Bedroom 1 view



FLOOR PLAN, DIMENSIONS & MAP

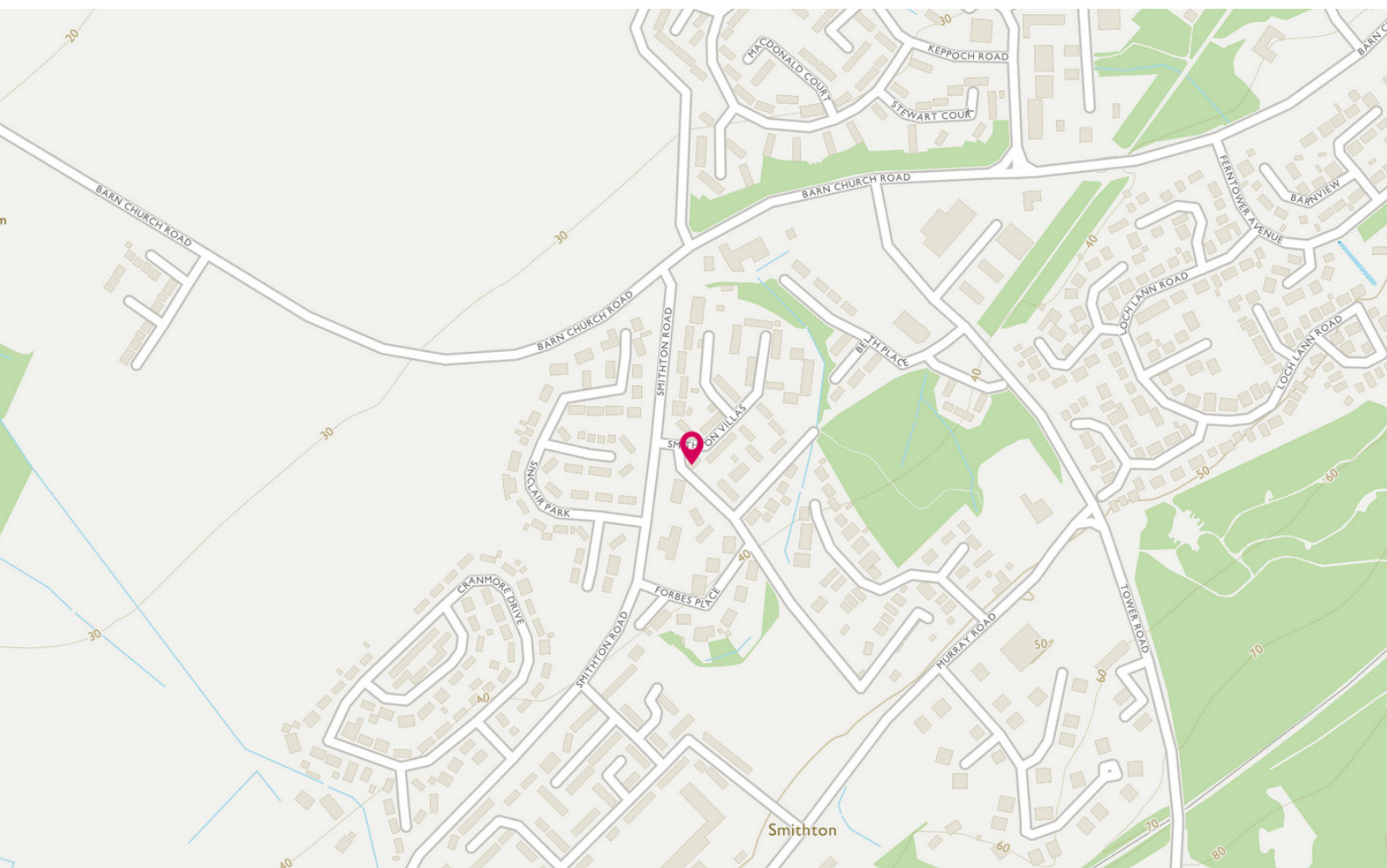


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.90m (19'4") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 2.70m (8'10")
Bedroom 1	4.30m (14'1") x 2.90m (9'6")

Bedroom 2	3.70m (12'2") x 2.90m (9'6")
Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²): 87m²
EPC Rating: D



THE LOCATION

The popular residential area of Smithton nr Culloden to the east of Inverness is particularly convenient for access to the A96 and Inverness Airport with daily flights to and from locations such as London, Gatwick. The property is within the catchment for Smithton primary school and Culloden Academy, it is also close to local convenience stores, health centre, dentist and takeaway restaurants. It is well-served by excellent local bus services to most parts of the city and is near the large shopping and business parks at both Eastfield and Inshes.





Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are renowned for their outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The ruggedness of the northwest Highlands, often referred to as the last great wilderness in Europe are also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are also well catered for with some of the most internationally famous iconic courses such as Nairn, Royal Dornoch and Castle Stuart less than a few minutes' drive away.



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