



## 31 SMITHTON VILLAS INVERNESS, IV2 7NR

**£155,000  
FREEHOLD**

\*\*\*\*\*FANTASTIC NEW PRICE £15,000 BELOW VALUATION\*\*\*\*\*

Welcome to Smithton Villas in the popular Smithton area of Inverness! This delightful property is a fantastic family home boasting three good-sized bedrooms, perfect for a growing family or those in need of extra space. One of the highlights of this lovely home is its low maintenance garden, providing a tranquil outdoor space to enjoy without the hassle of extensive upkeep.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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

Home Sweet Home Estate Agents  
Inverness Sales  
5 Bank Street  
Inverness  
IV1 1QY

01463 710151  
[hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)  
[www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

