



77 ASSYNT ROAD
INVERNESS, IV3 8PB

£155,000

Discover your dream home in Kinmylies, Inverness! This stunning three-bedroom mid-terrace property features a spacious living room, modern kitchen, versatile storage/office space, luxurious bathroom, and low-maintenance garden. Fully fenced front and rear exteriors provide privacy and security. Perfect for families and professionals, this home won't hang around – contact us today!



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77 ASSYNT ROAD

- 3 BEDROOM MID-TERRACE HOUSE • POPULAR AREA OF KINMYLIES • PRIVATE REAR GARDEN • MODERN KITCHEN • STYLISH BATHROOM • OPEN PLAN LOUNGE/DINER • COUNCIL TAX BAND B • EPC BAND E



Welcome to this charming and contemporary three-bedroom mid-terrace home, nestled in the highly sought-after Kinmylies area of Inverness. This delightful property offers an inviting blend of comfort, style, and convenience, making it the perfect choice for families, professionals, or anyone looking to enjoy the vibrant community and amenities that Kinmylies has to offer.

Ground Floor layout is as follows:

Living Room and Dining Area: Step into the spacious front-facing living room, which seamlessly flows into the dining area. This bright and airy space is perfect for both relaxing evenings and entertaining guests.

Modern Kitchen: The well-appointed kitchen boasts contemporary fittings and ample counter space, designed to cater to all your culinary needs.

Versatile Storage Cupboard: Could be utilized as a small office, this large storage cupboard offers flexibility and can easily be adapted to suit your lifestyle needs, whether it's a home office, playroom, or additional storage space.

Upper Floor layout is as follows:

Bathroom: The family bathroom is equipped with a

full-sized bath and an overhead shower, providing a relaxing retreat at the end of the day.

Three Bedrooms: Three well-proportioned bedrooms offer comfortable living spaces for the entire family. Each room is designed to maximize space and light, creating a warm and inviting atmosphere.

Exterior:

Rear Garden: Enjoy the low-maintenance rear garden, featuring artificial grass and a garden shed for extra storage. The garden is fully enclosed with fencing, offering privacy and a secure space for children and pets to play.

Front Garden: The front of the property is also fully fenced, providing a safe and welcoming entrance to your home.

This property is a fantastic opportunity to own a home in one of Inverness's most desirable neighbourhoods. With its modern amenities, thoughtful layout, and excellent location, it is sure to attract attention. Don't miss out on making this wonderful house your new home. Contact us today to schedule a viewing!

Assynt Road forms part of the residential area within the Kinmylies area of Inverness. The property is well

placed for local amenities and is approximately half a mile from primary and secondary schooling. Excellent facilities can be found a short distance from the property at Charleston Shopping Complex which include a Doctors surgery, a general store, Pharmacist and Take-away. The Property is approximately 2 miles from the city centre and a regular bus service is in operation.

Council Tax Band B

EPC Band E

Home Report Available By Contacting
hello@homesweethomemoves.co.uk

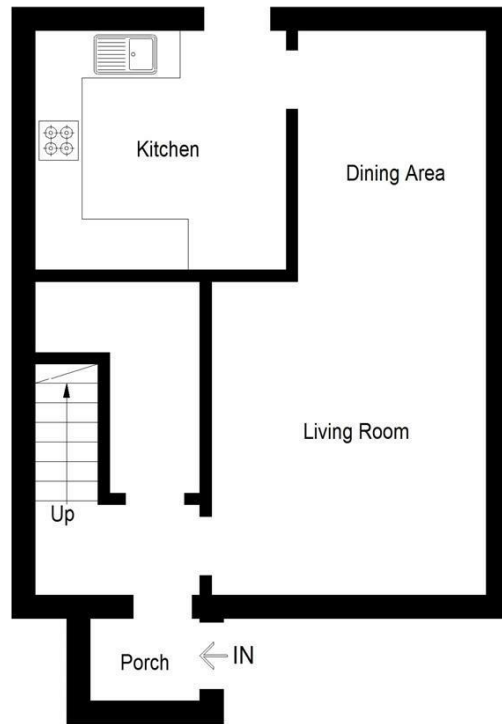
Entry Is By Mutual Agreement
Viewing By Appointment Through Home Sweet
Home on 01463 710 151

Any offers should be submitted in Scottish legal form
to hello@homesweethomemoves.co.uk

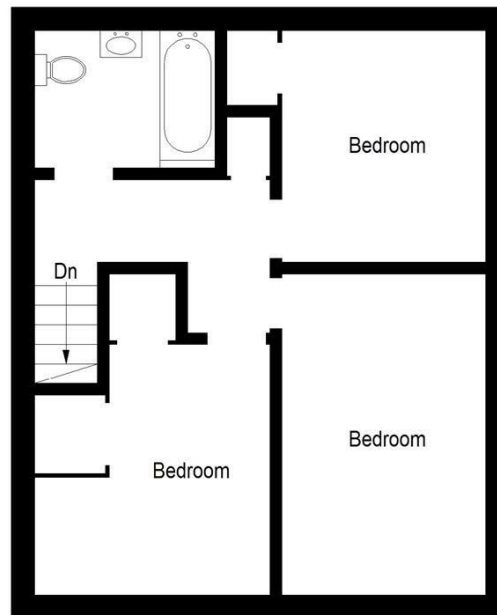
These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only

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Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:744204 / Ref:76921)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	41	
(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

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