

This semi-detached villa is situated in Smithton on the eastern outskirts of the city, within easy reach of local amenities and schools at Smithton Primary and The Culloden Academy. The city centre is just a short drive and there is a bus route nearby. Inverness is a city with plenty to offer and has a thriving local economy. A short distance from the city centre and Smithton in any direction there are plenty of places to go for long walks and to take in the local beauty spots. Inverness, with its excellent road, rail and air links, boasts a wide choice of restaurants, quality hotels and has a very lively entertainment and cultural scene.

Offering well appointed accommodation this very attractive semi-detached house features gas central heating and is double glazed. This spacious house is in a highly sought after and well regarded area of Smithton and was the show house in 2007 when the properties were built. The accommodation is very flexible offering 3-4 bedrooms over two floors and there is also a bathroom on the ground floor and a shower room on the first floor. There is a driveway providing off road parking for 2-3 cars, a garden to the back which is mostly laid to lawn and a small low maintenance garden to the front. The property is in walk in condition and would provide an ideal family home or buy-to-let opportunity.

Directions: On Google Maps use the postcode IV2 7PG

What3Words app: [///estimate.lottery.lightbulb](https://www.what3words.com/#!/en/estimate.lottery.lightbulb)



Services: Mains electricity, gas, water and drainage.

Council Tax— D

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, blinds, and integrated kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



43 Rowan Grove, Smithton, Inverness, IV2 7PG

Offers Over £220,000

- Semi-Detached Villa
- Entrance Hall
- Lounge
- Kitchen/Diner
- Dining Room
- Ground Floor Bathroom
- Three Bedrooms (One on Ground Floor)
- First Floor Shower Room
- Gas Central Heating
- Double Glazing
- Driveway
- Gardens to Front & Back
- Two Garden Sheds
- Public Transport Nearby
- EPC Rating C

01349 865125

middletonross.co.uk

REF15
HSPC 60798



43 Rowan Grove, Smithton, Inverness, IV2 7PG

Offers Over £220,000

Attractive and immaculate semi-detached house situated in a highly regarded residential area near Inverness.



Ground Floor



First Floor

Internal floor area
 Approx 100m²