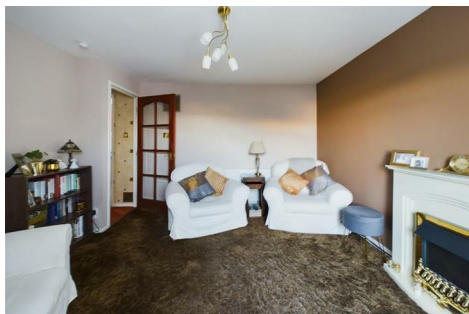




PETER MURPHY & Co  
ESTATE AGENTS



## 30 Millerton View, Inverness, IV3 8RZ

### Offers Over £170,000

Located in the desirable Kinmylies area of Inverness this immaculate mid terraced property offers spacious family accommodation. Benefiting from double glazing and gas central heating this home would be an ideal first time purchase or for those seeking a property with excellent long and short term letting potential. Accommodation comprises; Entrance porch opening to the hallway. The hallway leads to the bright and welcoming lounge, modern and well appointed kitchen and separate dining area on the ground floor. Staircase rises to the upper floor, to include 3 bedrooms (one currently used as a home office) and the family bathroom. Externally the colourful front garden is laid with shrubs and flowerbeds. The low maintenance rear garden is laid with paving slabs and shrub borders. To the rear of the garden is a driveway offering off street parking for 2 vehicles.



## ENTRANCE HALLWAY

External door opens to the entrance porch and through to the hallway. The hallway provides access to the lounge, kitchen, dining area and staircase to the upper floor

## LOUNGE

The bright and airy lounge has a large picture window to front.



## KITCHEN

The modern and well appointed kitchen has a good selection of wall and base units with contrasting worktops. Hotpoint fridge freezer, cooker, washing machine and dishwasher included without guarantees. Open plan to dining area. Window and door to rear garden.



## DINING AREA

The dining area offers a comfortable space for formal dining. Storage cupboard and window to rear.



## BEDROOM 1

Accessed from the upper landing this good sized double bedroom has a window to front.



## BEDROOM 2

Accessed from the upper landing this double bedroom has a large double wardrobe and window to rear.



## BEDROOM 3/STUDY

Accessed from the upper landing this single bedroom is currently used as a study/office. Storage cupboard and window to front.



## BATHROOM

The modern bathroom includes wc, wash hand basin and bath with shower over. Opaque window to rear.



## FRONT GARDEN

The colourful front garden is laid with shrubs and flowerbeds.

## REAR GARDEN

The low maintenance rear garden is laid with paving slabs and shrub borders.



offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

## PARKING AREA

To the rear of the garden is a driveway offering off street parking for 2 vehicles.



## LOCATION

The property is situated within the popular Kinmylies area of Inverness. Kinmylies is a well-established residential suburb appx 2 miles north west of Inverness city centre. Primary schooling at both the popular Kinmylies Primary school and Muirtown Primary with secondary schooling at the nearby Charleston Academy, of which all three are only a short walk away.

There are also other amenities in the way of local shop, fast food outlets, pharmacy, community centre and doctor's surgery. The city's main sports facility is a short walk away. The city of Inverness offers a wide range of facilities and services. Direct links via road, rail and air to all major cities.

## MISCELANEOUS INFORMATION

Tenure - Freehold

Council Tax - Band C

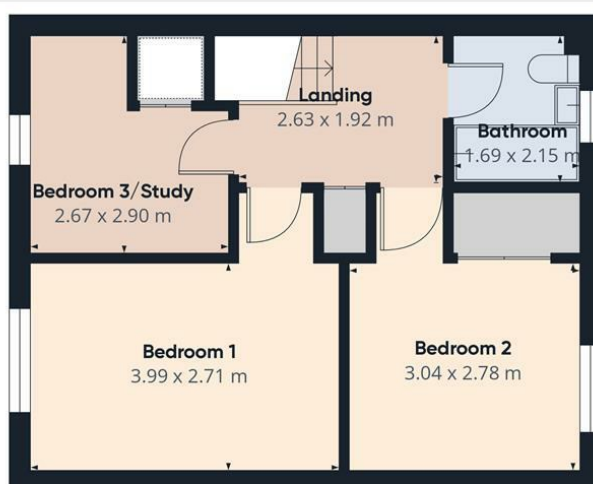
## DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an





Ground Floor



Floor 1



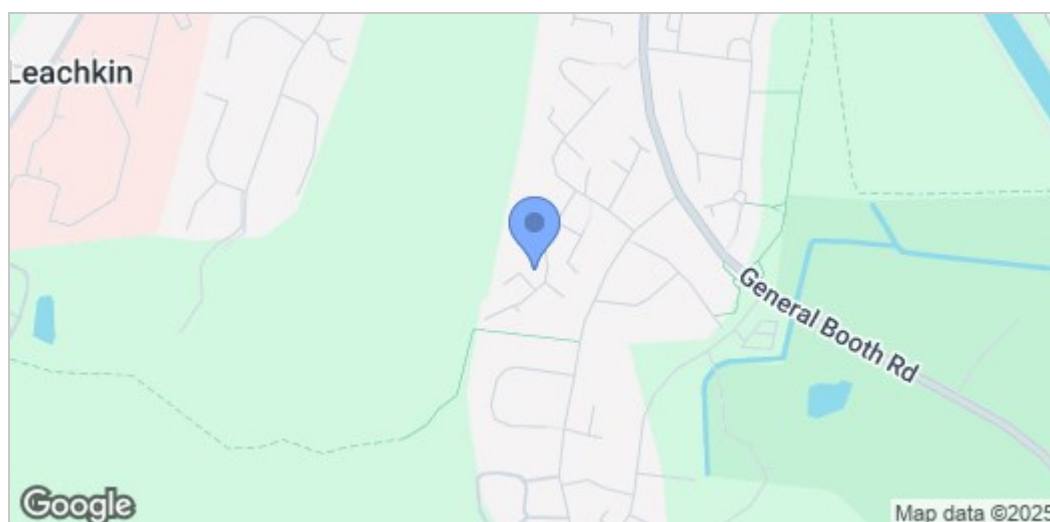
Approximate total area<sup>®</sup>  
78.08 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	75	
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.