

52 Miller Road

Inshes, Inverness, IV2 3EN

Offers Over £108,000



- Well presented one bedroom first floor flat
- Sought after Inshes location close to local amenities
- Lounge, kitchen, double bedroom and bathroom
- Perfect for first time buyers or investors
- Off street parking and visitors parking
- EPC Band D

Well presented and in good order throughout, this first floor flat is located within the popular residential area of Inshes. The bright spacious lounge has space for a small dining table and chairs. The fitted kitchen has an integrated electric hob, oven, extractor. The fridge/freezer and washing machine are included in the sale. There is a double bedroom with triple fitted wardrobes and separate storage cupboard. The bathroom, with shower over the bath completes the accommodation. There is double glazing and electric heating throughout. A hall cupboard provides additional storage along with attic space. The property benefits from its own entrance and private off-street parking. The size and location, which is close to the UHI Campus and Raigmore Hospital, would make this an ideal purchase for first time buyers or those looking for a fantastic investment opportunity.

Disclaimer - Please note some photos have been staged by artificial intelligence staging software.

Rooms

Lounge	(19' 7" x 13' 8") or (5.96m x 4.16m)
Kitchen	(7' 7" x 8' 8") or (2.30m x 2.63m)
Bedroom	(8' 0" x 8' 9") or (2.44m x 2.67m)
Bathroom	(5' 7" x 5' 11") or (1.69m x 1.80m)

Floor Area
42m²

Services

Mains electricity, water and drainage and telephone.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including hob, oven and extractor. Fridge/freezer and washing machine.

Maintenance Charges

Factoring charges are £23 per month which include the maintenance of all the communal areas. The development also benefits from a Residents Association.

Council Tax

Band B

Tenure

Freehold

Entry

Early entry available.

Viewing

To arrange a viewing of this property please call Emma MacLaren on 07580 407884 or 01463 233218.



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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