

**164 Miller Street,**  
Inverness, IV2 3DL

**Offers Over £250,000**







### Overview

- Spacious semi detached bungalow in prime location
- Sought after Inshes Primary catchment area
- Lounge/diner, kitchen, 3 double bedrooms, family bathroom
- Enclosed sunny garden, detached garage, drive with parking for 3 cars
- Ideal for families or those looking for retirement property
- EPC band C



### Description

Fantastic opportunity to acquire this beautifully presented bungalow in the sought after Inshes area of Inverness. Boasting a modern interior and well-proportioned rooms, this property is ideal for families, downsizers, or those looking for a retirement property. The lounge/diner is bright and airy, with ample room to accommodate a dining table and 6 chairs. The modern kitchen has a good array of base and wall units, with an integrated gas hob, electric oven, extractor, fridge/freezer and dishwasher. There is space and plumbing for a washing machine. There are 3 double bedrooms which all benefit from fitted wardrobes. The family bathroom, with separate shower completes the accommodation. There is excellent storage, in addition to the fitted wardrobes there are three hall cupboards. There is double glazing and gas central heating throughout. The sunny rear garden is fully enclosed and has both a composite deck and patio area, ideal for alfresco dining. The detached garage has power and lights and the drive provides parking for 3 cars. Overall, this property is the ideal purchase for those looking for an easy to maintain home in a sought after area of Inverness.



## Room Dimensions

**Lounge / Diner** (21' 2" x 12' 8") or (6.45m x 3.87m)

**Kitchen** (9' 5" x 9' 11") or (2.88m x 3.02m)

**Bedroom 1** (9' 9" x 12' 2") or (2.98m x 3.70m)

**Bedroom 2** (11' 4" x 8' 8") or (3.46m x 2.63m)

**Bedroom 3** (8' 4" x 11' 4") or (2.54m x 3.46m)

**Bathroom** (11' 5" x 6' 2") or (3.47m x 1.87m)







#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings (with the exception of the lounge). Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, fridge/freezer and dishwasher.

#### Services

Mains gas, electricity, water and drainage. Telephone and broadband.

#### Floor Area

81m<sup>2</sup>

#### Maintenance Charges

There is a fee of £15 per month for the maintenance of the communal areas within the development.

#### Council tax

Band D

#### Viewing

To arrange a viewing of this property please contact Travis on 01463 233218 or 07402 405946



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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