

# 55 Miller Street

Inshes, Inverness, IV2 3DN

Offers Over £110,000



- Ground floor flat in prime location
- Sought after Inshes location close to local amenities
- Lounge/diner, kitchen, 1 double bedroom, bathroom
- Off street parking and visitor parking
- Ideal for first time buyers or investors alike
- EPC band D

This well presented one-bedroom ground floor flat on Miller Street offers a fantastic opportunity for first-time buyers, downsizers, or investors alike. The property is entered via a welcoming entrance vestibule, which provides access to a useful storage cupboard, ideal for coats, shoes, and everyday essentials. From here, you're led into a bright and spacious lounge, flooded with natural light and offering a comfortable setting for both relaxing and entertaining. Just off the lounge sits a practical, kitchen, complete with integrated electric hob, electric oven, and extractor, making it perfectly suited to modern day-to-day living. The accommodation is completed by a generous double bedroom, which benefits from fitted storage, and a well-proportioned bathroom, all presented in fresh, neutral tones. The property further benefits from electric heating and double glazing, ensuring comfort and efficiency throughout the year. Recently freshened up throughout and fitted with brand-new carpets, this home is truly move-in ready, offering a low-maintenance lifestyle in a convenient and well-established location.

## Rooms

<b>Kitchen</b>	(6' 0" x 9' 6") or (1.83m x 2.90m)
<b>Lounge</b>	(19' 6" x 13' 7") or (5.95m x 4.13m)
<b>Bedroom</b>	(10' 6" x 9' 6") or (3.19m x 2.90m)
<b>Bathroom</b>	(9' 3" x 5' 7") or (2.82m x 1.71m)

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated appliances include the electric hob, electric oven, extractor.

## Services

Mains electricity, water and drainage. Telephone and broadband.

## Factoring Fee

There is a fee of £30 per month for the maintenance of the communal areas within the development.

## Tenure

Freehold.

## Floor Area

38 m2

## Entry

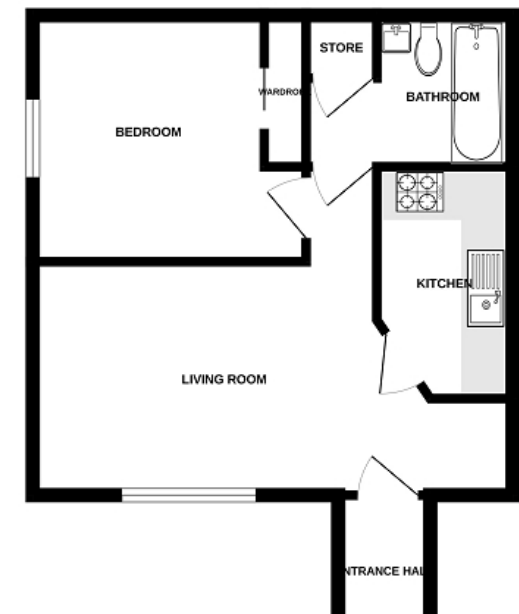
By mutual agreement.

## Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing



GROUND FLOOR



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

info@tailormademoves.co.uk www.tailormademoves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.