

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 m<sup>2</sup>

## Entry

By mutual agreement.

## Viewing

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



GROUND FLOOR

