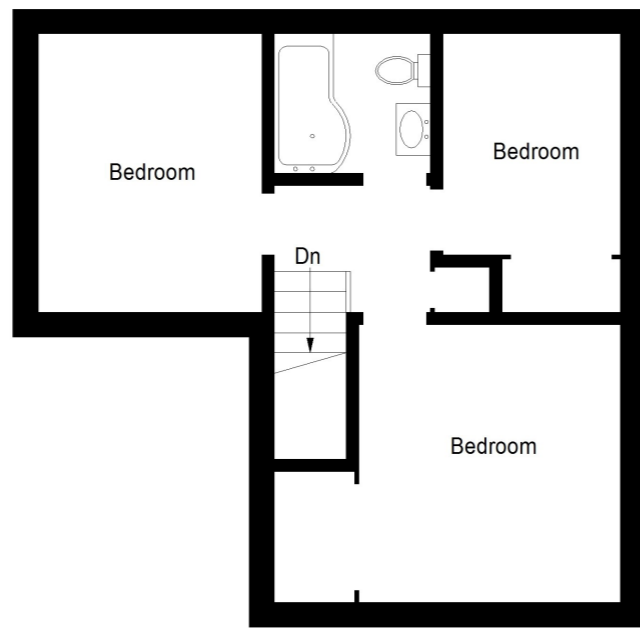




Ground Floor



First Floor

Services

Mains water, gas, electricity and drainage.

Extras

All carpets, fitted floor coverings, Curtains (except lounge) and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows.

Council Tax Band

D

Viewing

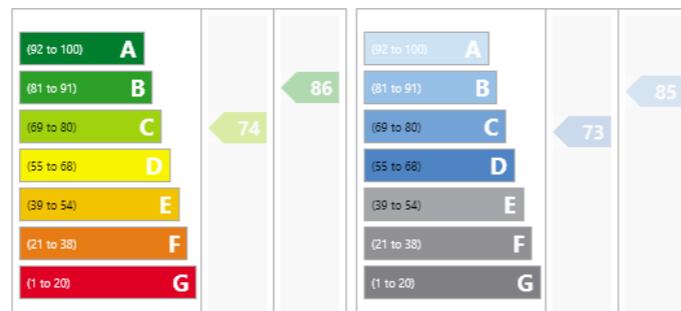
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £220,000
 A full Home Report is available via Munro & Noble website.



**56 Miller Street
 Inverness
 IV2 3DL**

A stunning, three bedroomed semi-detached villa with garage, located in Wester Inshes that is fully double glazed, has gas central heating and gardens.

OFFERS OVER £220,000

📍 The Property Shop, 20 Inglis Street, Inverness
 ✉️ property@munronoble.com
 ☎️ 01463 22 55 33
 📠 01463 22 51 65

Property Overview

- Semi-Detached Villa
- 3 Bedrooms
- 2 Reception
- Office Potential
- 1 Bathroom
- Gas
- Garden
- Garage

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom Two



Lounge



Kitchen/Dining Room



Property Description

This immaculate three bedroomed semi-detached villa is located in the popular and established Wester Inshes of Inverness and is fully double glazed and has central heating. The property boasts off-street parking for several cars, a single garage and viewing is highly recommended to appreciate the size of the accommodation within. Spread over two floors, the ground floor consists of an entrance hall, a bright and spacious lounge with hardwood flooring and a modern kitchen/dining room which gives access to the rear elevation. On the upper floor can be found a landing with a storage cupboard, two double bedrooms and one single bedded room, two of which benefit for fitted mirrored wardrobes (with the principal bedroom having a walk-in wardrobe) and the family bathroom which comprises a WC, a sink within a vanity unit and a bath with mains shower over. The stylish kitchen/dining room comprises sleek wall and base mounted units with worktops and complimentary splashback tiling, a 1 1/2 sink with mixer tap and drainer, an AEG steam oven with food sensor/probe, a hob with Neff angled extractor hood over and an integrated dishwasher. There is a separate area of formal dining which with the clever use of glazing allows in a natural abundance of light. Externally, the front garden is of low maintenance being laid to gravel with a tarmac driveway, which leads to the attached single garage that has power, lighting, a roller door and a pedestrian door leading to the rear elevation. Fully enclosed by wooden fencing, the rear garden is a generous size and is mainly laid to lawn with some mature plants and shrubs, and has a well-placed decking area which is positioned perfectly to enjoy the sunshine and there is also a drying area and a garden shed. 56 Miller Street, is close to many amenities including a local Co-op store, Inshes Retail Park, Tesco supermarket, petrol station, Dobbies Garden Centre, a children's nursery and a selection of shops. The property is also close to Raigmore Hospital, Beechwood Business Park, the Police Headquarters, Lifescan Scotland and Inshes Primary School.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 3.09m x 4.31m
- Kitchen Area
Approx 2.46m x 4.09m
- Dining Area
Approx 2.67m x 3.40m
- Landing
- Bedroom One
Approx 3.11m x 3.39m
- Bedroom Two
Approx 2.66m x 3.40m
- Bedroom Three/Office
Approx 2.70m x 2.15m
- Bathroom
Approx 1.88m x 1.70m
- Garage
Approx 2.95m x 5.67m



Bedroom Three/Office



Bathroom

