

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and white goods.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

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

Entry

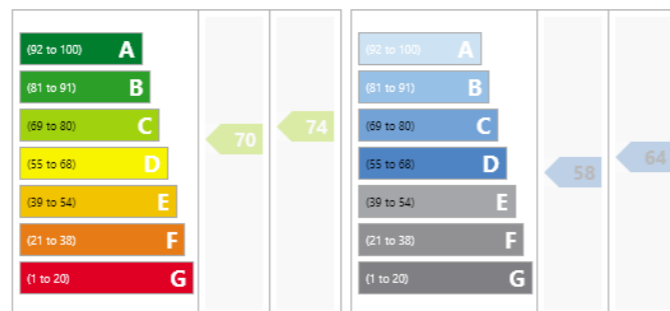
By mutual agreement.

Home Report

Home Report Valuation - £112,000
A full Home Report is available via Munro & Noble website

Factoring Fee

Approximately £25 per month. This includes grass cutting and ground maintenance.



**22 Miller Road
Inverness
IV2 3EN**

A pleasing, one bedroomed, ground floor flat located in Inshes that will suit a variety of potential purchasers. It has electric heating, double glazing and private residents parking.

OFFERS OVER £111,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Flat
- 1 Bedroom
- 1 Reception
- 1 Bathroom
- Electric
- Garden
- Parking

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.



Property Description

Quietly located in the sought after Inshes area of the city, and within walking distance of a number of excellent facilities, 22 Miller Road is an attractive one bedroomed, ground floor flat and viewing is recommended. The property has the advantage of its own independent access, a private residents parking space, electric heating and double glazed windows. Internally the accommodation has a spacious entrance vestibule, a front facing lounge which provides enough space from a small table and chairs, a fitted kitchen, a double bedroom with built-in wardrobe and a bathroom which is fitted with a three piece suite comprising a WC, a wash hand basin, a bath with an electric shower over, a cupboard and is complimented with tiling. The kitchen is accessed from the lounge and comprises wall and base mounted units with worktops, has splashback tiling, and a stainless steel sink drainer with mixer tap. There is an electric hob with extractor fan over, an electric oven and a free-standing washing machine, fridge and freezer which are included in the sale. The flat is in walk-in condition and will suit a variety of purchasers including first time buyers, young professionals, or those looking for a property with rental potential as its compliant with the current letting legislation. Externally, there is a small garden to the front elevation which is laid to gravel, with parking located to the side elevation. Miller Road is conveniently located on a bus route, and is also well placed for access to the Southern Distributor Road, with a number of useful amenities located nearby including a Tesco and Asda supermarket and petrol station, McDonalds restaurant, Raigmore hospital and UHI Inverness.

Rooms & Dimensions

- Entrance Vestibule
Approx 2.60m x 0.91m
 - Lounge
*Approx 4.16m x 5.94m**
 - Kitchen
*Approx 1.85m x 2.91m**
 - Bedroom One
Approx 2.92m x 3.00m
 - Bathroom
*Approx 1.69m x 2.83m**
- (*At widest point)

