

Services

Mains water, electricity, and drainage.

Extras

All carpets and fitted floor coverings. Blinds and white goods.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

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

Entry

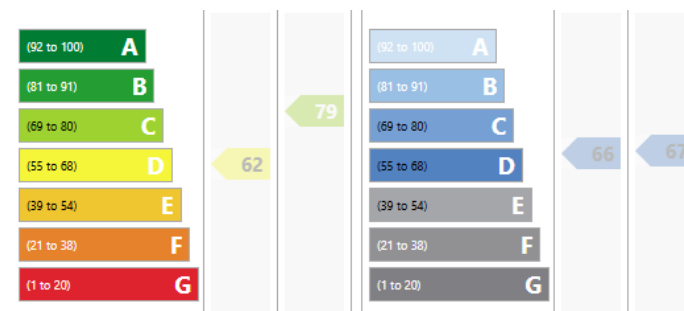
By mutual agreement.

Home Report

Home Report Valuation - £128,000
 A full Home Report is available via Munro & Noble website.

Factoring Fee

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



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.



£13,000 UNDER HOME REPORT VALUATION

48 Miller Road

Inverness

IV2 3EN

An attractive, two bedroomed, first floor flat located in Inshes that will suit a variety of potential purchasers. It has electric heating, double glazing and residents parking.

FIXED PRICE: £115,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview





Property Description

An excellent opportunity to purchase a two bedroomed, first floor flat which is located a peaceful spot in the established residential Inshes area of Inverness. Benefiting from electric heating, double glazing, communal garden grounds and residents parking, 48 Miller Road will suit first time buyers, young professionals or could be used as an excellent investment opportunity. The accommodation is accessed via its own private entrance, which is located to the rear elevation and overlooks an area of green. The current owner has recently had the property freshly painted, laid new carpets throughout, as well as having all the internal doors replaced, and viewing is recommend to recognise the potential within. It comprises an entrance stairwell, a bright and airy open plan lounge/dining room which provides space for a small table and chairs, a fitted kitchen, an inner hall (with loft access) a shower room, and two bedrooms which boast fitted storage facilities. The kitchen is accessed from the lounge/diner and is fitted with wall and base mounted units with worktops, has splashback tiling, an electric hob with extractor fan above and electric oven, and a stainless steel sink with drainer and mixer tap. Located here and included in the sale price is a washer/dryer and fridge-freezer. The shower room is fitted with complimentary wet-walling and consists of a W/C, a wash hand basin, and an open shower. Externally, the property sits within a well-kept communal garden area and comes with a residents parking space, along with additional ample parking for visitors. 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 Stairwell

Lounge/Dining Room
Approx 5.96m x 4.48m

Kitchen
Approx 2.31m x 2.62m*

Inner Hall

Bedroom One
Approx 2.70m x 3.01m

Shower Room
Approx 1.83m x 2.39m

Bedroom Two
Approx 2.67m x 2.69m

*At widest point

Lounge/Dining Room



Shower Room

