

Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings and curtains. A washing machine/tumble dryer and an undercounter fridge.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

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

Entry

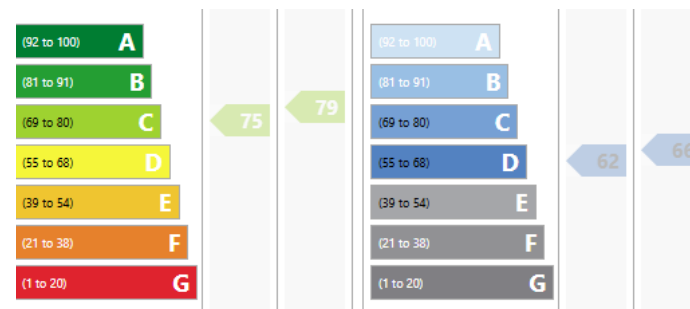
By mutual agreement.

Home Report

Home Report Valuation - £115,000
 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.



21A Miller Road Inverness IV2 3EN

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

OFFERS OVER £114,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Lounge/Dining Room



Kitchen



Property Description

21a Miller Road is an attractive one bedroomed, first floor flat located in the desirable Inshes area of the city, and benefits from a number of pleasing features including its own independent access, double glazed windows and electric heating. The property would make an excellent purchase for first time buyers, young professionals, or those looking for a property with fantastic rental potential, as it's compliant with the current letting legislation. Ideally located on a bus route, the property is also well placed for access to the Southern Distributor Road, with a number of excellent amenities located nearby including a Tesco and Asda supermarket and petrol station, McDonalds restaurant, Raigmore hospital and UHI Inverness. Inside, the accommodation is decorated with neutral tones throughout and comprises an entrance stairwell, a bright and airy open plan lounge/dining room with partial views towards the city and mountains beyond, a fitted kitchen, an inner hall (with storage cupboard) a bathroom, and a bedroom, which has fitted storage facilities and loft access. The kitchen is accessed from the lounge/dining room 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 washing machine/tumble dryer, and an under counter fridge-freezer. The bathroom is fitted with a three piece suite comprising a WC, a wash hand basin, a bath with an electric shower over and is completed with complimentary tiling. Externally, the property sits within a well-kept communal garden area and comes with a private residents parking space, along with additional ample parking for visitors and is located to the side elevation. Early viewing is recommended.

Lounge/Dining Room



Bedroom



Rooms & Dimensions

Entrance Stairwell

Lounge/Dining Room

Approx 5.96m x 4.17m*

Kitchen

Approx 2.62m x 2.31m*

Inner Hall

Bedroom

Approx 2.92m x 2.69m

Bathroom

Approx 1.82m x 1.69m

*At widest point

Bathroom

