

Services

Mains electricity, drainage and water.

Extras

All carpets, fitted floor coverings and curtains. An under counter fridge and a washer/dryer.

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.

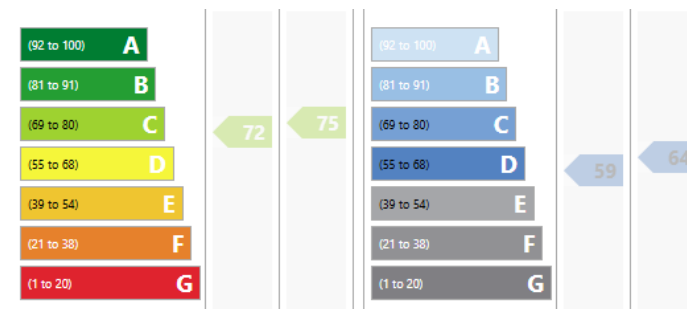
Entry

By mutual agreement.

Home Report

Home Report Valuation - £115,000

A full Home Report is available via Munro & Noble website.



25 Miller Road

Inverness

IV2 3EN

An opportunity to purchase an attractive one bedroomed, ground floor flat located in Inshes. Which benefits from double glazing, electric heating and residents' parking.

OFFERS OVER £114,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

Property Overview



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.

Lounge/Dining Room

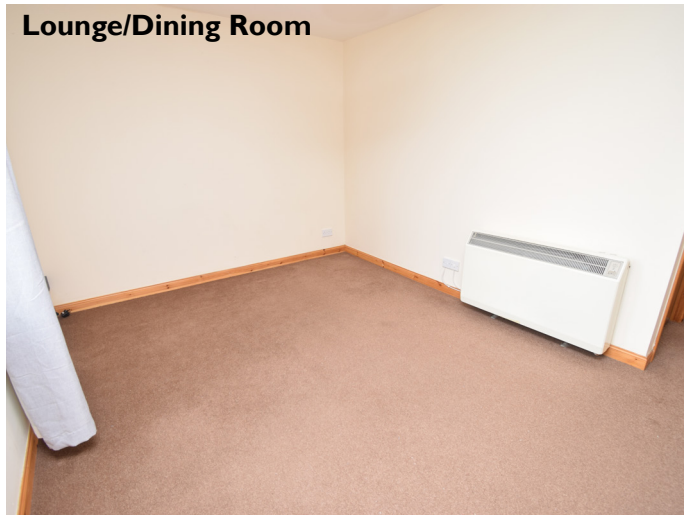


Property Description

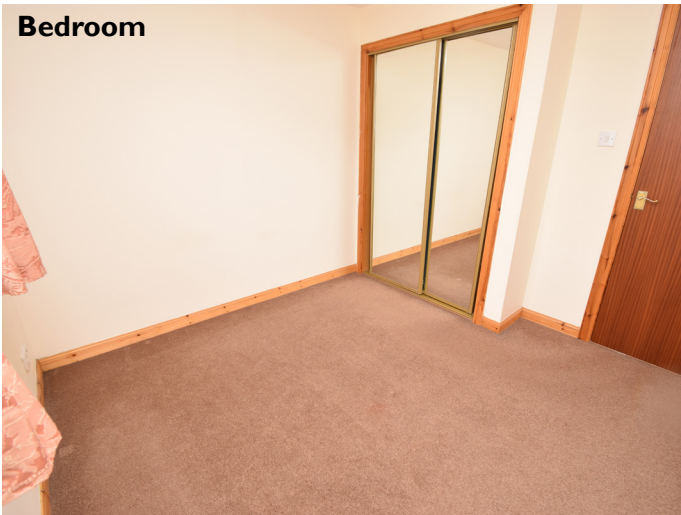
25 Miller Road is located in the well-established Inshes area of the city and is within walking distance of a number of excellent facilities including a Tesco and Asda supermarket and petrol station, McDonalds restaurant, Raigmore hospital and UHI Inverness. The flat itself benefits from its own private entrance, double glazing and communal garden grounds. Internally, the accommodation within comprises of an entrance vestibule, a spacious lounge/dining room, a kitchen, a double bedroom with a mirrored sliding door wardrobe, and a bathroom. The bright and airy lounge provides space for a large table and chairs and gives access to the kitchen. Which is fitted with wall and base mounted units and has complimentary splashback tiling, a sink with mixer tap and drainer, electric oven and hob with extractor fan over. Included in the sale is the under-counter fridge and washer/dryer. Completing the accommodation is the bathroom which comprises a wash hand basin, a W/C, a bath with electric shower over and a useful storage cupboard. The property will appeal to a number of purchasers including young professionals, first-time buyers and for those looking for a great investment opportunity as the property is compliant with the current letting legislation.

Outside, the front elevation is of low maintenance as it is laid mainly to gravel with a slabbed path and faces onto a large area of green. Residents' parking can be found to the side elevation with additional ample visitor spaces. The property itself is conveniently located on a bus route, and is also well-placed for access to the Southern Distributor Road.

Lounge/Dining Room



Bedroom



Kitchen



Rooms & Dimensions

Entrance Vestibule

Approx 0.91m x 2.63m*

Lounge/Dining Room

Approx 4.23m x 5.93m*

Kitchen

Approx 2.91m x 1.83m*

Bedroom

Approx 2.92m x 3.00m*

Bathroom

Approx 2.82m x 1.69m*

*At widest point

Kitchen



Bathroom

