

#### Services

Mains electricity, gas, water and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and white goods. Some items of furniture are available by separate negotiation.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

C

#### Viewing

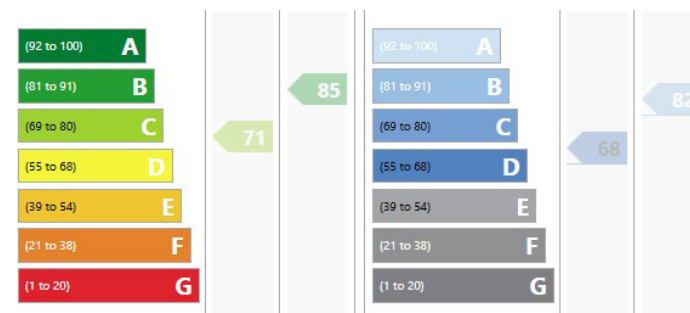
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £170,000  
 A full Home Report is available via Munro & Noble website.



## 62 Millerton Avenue

## Inverness

## IV3 8RY

A well presented, three bedroomed end-terraced house which has low maintenance garden grounds, on-street parking and gas central heating.

**OFFERS OVER £169,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview





Kitchen



Kitchen





Bedroom One



Bedroom Two





Lounge/Dining Room



### Property Description

A great opportunity to purchase an attractive, three bedroomed end-terraced villa located on the West side of Inverness, that is within easy walking distance of primary and secondary schooling, as well as a number of local amenities. Requiring a small degree of modernisation, this lovely home has the advantage of well-proportioned accommodation that is spread over two floors, and benefits from front and rear garden grounds, double glazing, gas central heating, and will suit a number of prospective purchasers including first time buyers, buy to let investors or those looking for a family sized home. On the ground floor can be found an entrance porch and hall (with two cupboards) a W/C, and a welcoming and spacious lounge with feature electric fire within a stone surround, and in turn leads to the formal dining area. Completing the ground floor accommodation is the well-appointed kitchen. This room has a door to the rear elevation, hall and dining room, and provides ample storage space having two good sized cupboards. It comprises wall and base mounted units with worktops, splashback tiling, a 1½ sink with drainer and mixer tap and boasts a small breakfast bar for informal dining. Free-standing goods included in the sale consist of an electric cooker, washing machine, and a small fridge and freezer. From the entrance hall, stairs rise to the first floor accommodation which comprises a landing and gives access to the loft, a cupboard, the family bathroom and three good sized bedrooms, two of which have fitted storage facilities. The bathroom has complimentary tiling and comprises a wash hand basin within a vanity unit, a W/C and a bath with an electric shower over. Outside, the property has gardens to the front and rear elevations, with the front garden being laid to lawn with a shrub border. The rear garden is enclosed by timber fencing and offers space for outdoor entertaining and enjoying the sunshine. It is a combination of paved slabs, gravel and lawn, and has a number of colourful shrubs. Sited here is a garden shed which is included in the sale. On-street parking for residents and visitors is available to the rear elevation.

62 Millerton Avenue is conveniently located within walking distance of the Caledonian Canal, Blackpark Filling Station and Kinmylies shopping precinct which includes a take-away restaurant, hairdresser, Spar store, a chemist and doctors surgery. There is a regular bus service to and from the city centre which provides a good selection of shops, amenities and facilities including restaurants, bars and cafes.

Lounge/Dining Room



Bedroom Three



Bathroom



### Rooms & Dimensions

Entrance Porch  
Approx 1.22m x 1.58m

Entrance Hall

WC  
Approx 1.50m x 0.65m

Lounge/Dining Room  
Approx 4.21m x 7.20m

Kitchen  
Approx 3.94m x 3.03m

Landing

Bathroom  
Approx 2.14m x 1.68m

Bedroom Two  
Approx 2.95m x 3.52m

Bedroom Three  
Approx 2.60m x 3.74m

Bedroom One  
Approx 4.51m x 2.82m

