



**44 SPEY AVENUE**  
**INVERNESS, IV2 6DS**

**£165,000**  
**FREEHOLD**

A well-presented 2-bedroom end-terraced home in the ever-popular Milton of Leys area of Inverness. Stylish, modern, and ideally located, this property is sure to appeal to a wide range of buyers. With ample parking and a move-in ready finish, it's one not to miss!



**home sweet home**  
**estate agents**  
 your local property experts

Approximate Gross Internal Area  
58.4 sq m / 629 sq ft



First Floor



Ground Floor

Illustration For Identification Purposes Only.  
Not To Scale (ID1207444 / Ref:90681)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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