

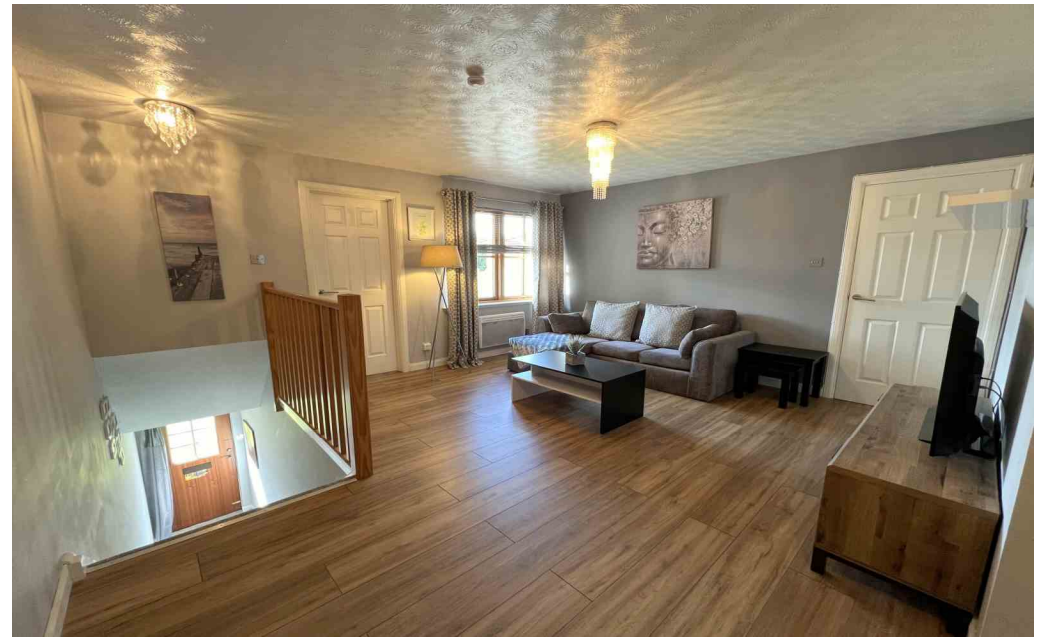


41 Miller Street, INVERNESS, IV2 3DN

Offers Over £125,000

REF: 61074





This spacious, two-bedroom, first floor apartment is situated in the popular Inshes area of the City, close to the City Centre, the Highlands and Islands University campus and Raigmore Hospital. In good condition throughout, the apartment benefits from double glazing, electric heating and its own private entrance.

Viewing is highly recommended to fully appreciate this lovely apartment which represents an ideal purchase for a first-time buyer, young professionals, or buy-to-let investor given its convenient location.

The accommodation consists of: an entrance vestibule with stairway leading to the apartment; a bright, spacious lounge/dining area; a modern kitchen with base and wall mounted units, complementary worktop and splashback, washing machine, integrated electric oven, hob, extractor fan and fridge freezer; inner hallway with access to the attic; master bedroom with fitted storage and wall mounted tv bracket; single bedroom with fitted storage; shower room comprising a large walk-in electric powered shower and vanity unit with wash hand basin, WC and fitted storage.

The property sits within a well-kept communal garden area with a communal bin store. There is ample off-street parking available for both residents and visitors.

Facilities closest to the property can be found at Inshes Retail Park which include a supermarket, Post Office, takeaway, nursery and selection of retail outlets. A regular bus service to and from Inverness City Centre is also routed close by. Education is provided at Inshes Primary School or Inverness Royal Academy, both of which are within very easy reach.

Inverness City Centre, a very short distance away, offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Hall 1.87m x 0.92m (6'2 x 3'0)
Kitchen 2.63m x 2.32m (8'8 x 7'6)
Dining Area 1.99m x 1.85m (6'6 x 6'0)
Living Room 4.46m x 3.96m (14'8 x 13'0)

Master Bedroom 2.71m x 2.54m (8'11 x 8'3)
Bedroom 2 2.72m x 1.70m (8'11 x 5'6)
Bathroom 2.44m x 1.88m (8'0 x 6'2)



General

All floor coverings, light fittings, curtains, blinds, washing machine, oven, hob, extractor and fridge freezer are included in the asking price. Some items of furniture may be made available at separate negotiation.

Services

Mains water, drainage and electricity.

Council Tax

Council Tax Band C

EPC Rating

D

Post Code

IV2 3DN

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AMM/EB/KENZ1228/1

Price

Offers Over £125,000

Directions

From Inverness City, take Castle Street, turning left into Old Edinburgh Road. Continue until you pass Dows Bar and Bistro on your right. At the next roundabout, go straight onto Stevenson Road and take the 1st left into Miller Street. Take the 2nd left and the property is further round on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

