



**31 Miller Road,
Inshes,
Inverness, IV2
3EN**

Offers Over £130,000



This well presented two-bedroom flat, located in the popular residential area of Inshes, offers an excellent opportunity for first time buyers or investors. Situated on the upper floor, the property benefits from its own private entrance, a small enclosed garden area and allocated off street parking along with ample overflow parking for visitors. The accommodation includes a bright and spacious lounge with a separate dining area ideal for relaxing or entertaining, along with a well equipped kitchen with an integrated electric hob, oven, extractor hood, free-standing fridge/freezer and washing machine. The main double bedroom includes mirrored wardrobes, while the second bedroom is a single with fitted wardrobe, perfect for a guest room or home office. Additional storage is provided by a useful hallway cupboard. The bathroom with shower over the bath completes the accommodation. The property is compliant with current letting legislation and benefits from double glazing and electric heating. With its convenient location close to the UHI campus and Raigmore Hospital, this property represents an ideal purchase for those seeking a comfortable home or a strong rental investment.

- Two bedroom first floor flat
- Ideal first time buy or investment property
- Close to local shops, amenities, hospital and university
- Compliant with current letting legislation
- Lounge/diner, kitchen, 2 bedrooms, bathroom
- EPC Band C



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, oven and extractor. Fridge/freezer and washing machine.

Services: Mains electricity, water and drainage. Telephone and fibre broadband.

Council Tax: C

Floor Area: 538.19 sq ft

Maintenance Charges: There is a fee of £33 per month for the maintenance of the communal areas within the development.

Date of Entry: By mutual agreement

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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