

Innes & Mackay

16 Miller Road

Inverness, IV2 3EN

- SEMI-DETACHED BUNGALOW
- THREE BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- FRONT AND REAR GARDEN
- GARAGE
- CUL DE SAC LOCATION

Offers Over

£265,000





PROPERTY DESCRIPTION

This bright and spacious three bedroom semi detached bungalow is located in a quiet cul de sac in the popular residential area of Wester Inshes, close to excellent facilities and within easy reach of the city centre. The property benefits from well-proportioned accommodation throughout, comprising of spacious lounge, kitchen/diner, conservatory, three bedrooms and bathroom. This semi detached bungalow would be ideal for first time buyers, small families or anyone looking to down size. Early viewing is highly recommended to appreciate what this property has to offer.

LOCATION

This property is located in a quiet cul de sac within walking distance of facilities and amenities at nearby Inshes Retail Park. These include supermarkets, health club and spa, gyms, fast food establishments and a selection of retail outlets. Inverness city centre is approximately 2 miles away where a large selection of retail stores, shops and restaurants can be found. There is a regular bus service into the city and the UHI and Raigmore Hospital is located close by. Education is provided at Inshes Primary School or Millburn Academy, both of which are within very easy reach.

GARDEN

The property sits within a well maintained front and rear garden. The front garden is predominately laid to lawn with a border for shrubs and flowers. There is a gravel driveway providing ample space for several cars that leads to a single garage. The rear garden is laid to lawn with the added extra of a hot tub that is plumbed to the house. A wooden fence surrounds the rear garden.

HALLWAY

The bright and welcoming hallway is laid with Karndean flooring and neutral walls providing access to the lounge, three bedrooms, bathroom and three separate storage cupboards, one housing the water tank. There is a drop down hatch to a partially floored loft. There is also a light tunnel on the ceiling by the front door providing additional natural light.

LOUNGE

4.76m x 3.87m (15'7" x 12'8")

The well-proportioned lounge enjoys a bay window looking out to the front that floods the room with natural light. Decorated in neutral tones with carpet that completes this room. There is a 15 pane glass door that leads to the kitchen.

KITCHEN/DINER

4.78m x 2.89m (15'8" x 9'5")

The kitchen/diner is located at the rear of the property, fitted with floor based and wall mounted units., stainless steel sink with the drainer to the side, integrated





dishwasher, washing machine, free standing fridge freezer, gas hob and an electric oven that is currenting not working. There is ample space for a small dining room table. There is a window to the rear and a door to the conservatory. Tiling above the work counters and Amtico flooring completes this room.

CONSERVATORY

4.00m x 3.19m (13'1" x 10'5")

This bright conservatory is flooded with natural light. There is a door to the rear garden and and electric ceiling fan. Amitico flooring completes the look of this room.

BEDROOM 1

3.77m x 2.98m (12'4" x 9'9")

Bedroom one benefits from a window to the front with built in wardrobes behind sliding doors and neutral carpet.

BEDROOM 2

3.45m x 2.63m (11'3" x 8'7")

The second bedroom has a window to the rear. A single, shelved and railed built in wardrobe that provides excellent storage. Carpet completes this room.

BEDROOM 3

3.44m x 2.58m (11'3" x 8'5")

The third bedroom has a built in wardrobe providing extra storage. There is a window to the rear and a carpet to finish this room.

BATHROOM

3.03m x 1.85m (9'11" x 6'0")

A bright and spacious bathroom houses a mains shower within a tiled cubicle, a bath, wash hand basin and a dual flush WC. There is an extractor fan and a bevelled window to the side. Wooden flooring.

GARAGE

7.19m x 3.80m (23'7" x 12'5")

The garage is accessed through an electric door, with power, there is a part glazed door leading to the rear garden.

HEATING

Mains gas.

GLAZING

Double glazing.

PARKING

Off-street parking with a driveway leading to a garage.

COUNCIL TAX BAND - D

EPC BAND - C72

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.





EXTRAS INCLUDED

All fitted carpets, floor coverings, blinds, cooker, fridge, freezer, washing machine, tumble dryer and hot tub. - please note that the hot tub has been out of use for a number of years and will require to be serviced prior before using.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

HOME REPORT

A copy of the Home Report is available via Innes and Mackay's website















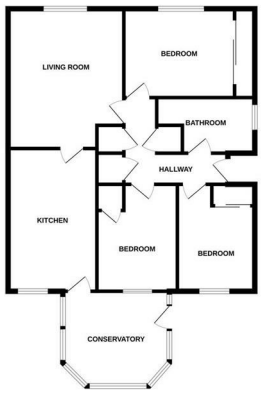








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com

Innes & Mackay
Innes & Mackay Property