



Innes & Mackay

36 Miller Road, Inverness IV2 3EN

- TWO BEDROOM FIRST FLOOR FLAT
- LOCATED IN THE POPULAR WESTER INSHES DISTRICT OF INVERNESS
- CLOSE TO LOCAL AMENITIES
- SPACIOUS LOUNGE/DINER
- IDEAL FOR FIRST TIME BUYER/BUY TO LET INVESTOR

FIXED PRICE
£125,000



PROPERTY DESCRIPTION

This two bedroom first floor flat, located in the popular Wester Inshes district of Inverness, would be ideal for either a first-time buyer or buy to let investor. The property benefits from well-proportioned accommodation throughout, double glazing and electric storage heating. Early viewing is recommended.

LOCATION

The development is 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.

ENTRANCE VESTIBULE

The front door opens into the vestibule where the staircase proceeds to the first floor.

LOUNGE/DINER

This room is laid with carpet and has ample space for living and dining room furniture. A large window to the front elevation provides a good degree of natural light. Access provided to the kitchen and hall.

KITCHEN

The kitchen is fitted with wall mounted and floor-based units with worktop, stainless steel sink with drainer, integrated oven with electric hob, extractor hood, fridge freezer and washing machine. There is a window to the front elevation. Vinyl flooring completes this room.

HALLWAY

The hallway provides access to the two bedrooms, bathroom and storage cupboard.

BATHROOM

The bathroom is fitted with vinyl flooring and furnished with a wash hand basin, WC, bath with electric shower and extractor fan.

BEDROOM 1

This good-sized double bedroom has a window to the front elevation. Laid with carpet, this room features a double integral wardrobe providing a hanging rail and storage, located behind sliding mirrored doors.

BEDROOM 2

This L-shaped room has a window to the side elevation and features a single fitted wardrobe.

HEATING

Electric storage heating.

GLAZING

Double glazing.

PARKING

Allocated residents and visitor parking.

COUNCIL TAX BAND - C

EPC BAND - D

EXTRAS INCLUDED

All floor coverings, window fittings and light fixtures.

SERVICES

Mains water, drainage, electricity, television and telephone points.

VIEWING ARRANGEMENTS

Through Innes and Mackay Property Department on 01463 251200.



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

Inverness Sales

Kintail House

Beechwood Business Park

Inverness

IV2 2BW

01463 251 200

property@innesmackay.com

www.innesmackay.com



Innes & Mackay