

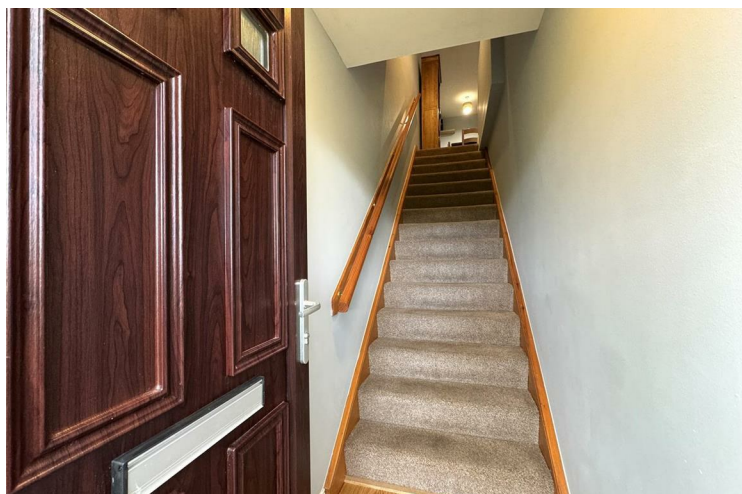


Innes & Mackay

**40 Miller Road, Inverness,  
IV2 3EN**

- TWO BEDROOM FIRST FLOOR FLAT
- WALK IN CONDITION
- PRIVATE ENTRANCE
- ALLOCATED RESIDENT AND VISITOR PARKING
- LOCATED CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS/BUY TO LET INVESTORS

**Offers Over  
£130,000**





## PROPERTY DESCRIPTION

This two bedroom first floor flat is located 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/diner, modern kitchen and shower room and two bedrooms. This flat would be an ideal first time buy or buy to let investment. 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. Education is provided at Inshes Primary School or Inverness Royal Academy, both of which are within very easy reach.

## ENTRANCE VESTIBULE

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

## LOUNGE/DINER

5.96 x 4.47 (19'6" x 14'7")

This room is laid with carpet and has ample space for

living and dining furniture. There is a large window to the front elevation, providing a good degree of natural light. Access is provided to the kitchen and hallway.

## KITCHEN

2.62 x 2.32 (8'7" x 7'7")

The kitchen is fitted with wall mounted and floor based units with worktop, 1 ½ stainless steel sink with drainer, integrated oven with electric hob, extractor hood, freestanding fridge freezer and washing machine. Window to the front elevation and laminate flooring complete this room.

## HALLWAY

The hallway provides access to the two bedrooms and shower room. There is a ceiling hatch allowing access to the loft space.

## BEDROOM 1

2.59 x 2.72 (8'5" x 8'11")

This good-sized double bedroom is located to the front. Laid with carpet, this room benefits from an integral wardrobe with sliding mirrored doors providing good storage.

## BEDROOM 2

2.68 x 1.69 (8'9" x 5'6")

This L-shaped room has a window to the side elevation. There is a single cupboard with shelving.



## **SHOWER ROOM**

1.86 x 1.83 (6'1" x 6'0")

The shower room is furnished with a WC, wash hand basin and shower cubicle housing electric shower. Chrome ladder-style heated towel rail, extractor fan and laminate flooring complete this room.

## **HEATING**

Electric heating.

## **GLAZING**

UPVC double glazing.

## **PARKING**

Allocated residents and visitor parking.

## **COUNCIL TAX BAND - C**

## **EPC BAND - D**

## **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds, integrated appliances, washing machine and fridge freezer.

## **SERVICES**

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

## **FACTORING**

There is a factoring fee of approximately £13.82 per month to cover the upkeep and maintenance of the communal garden grounds.

## **VIEWING ARRANGEMENTS**

Through Innes and Mackay Property Department on 01463 251200.





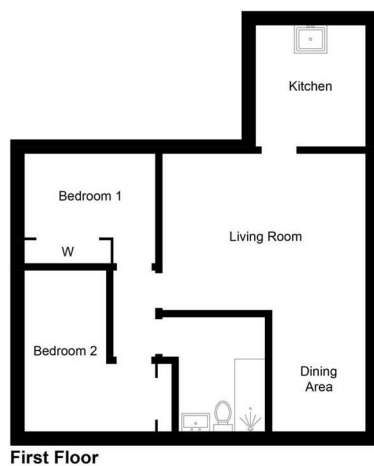
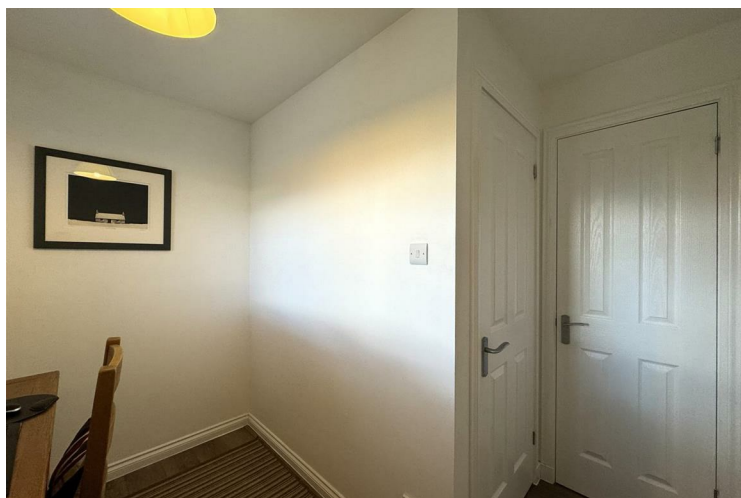


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1269609)

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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