

**Services**

Mains water, gas, electricity and drainage.

**Extras**

All carpets, fitted floor coverings, curtains, blinds, freestanding fridge/freezer and freestanding cooker.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Viewing**

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £150,000  
A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**I Millerton View  
Inverness  
IV3 8RZ**

A two bedroom semi-detached bungalow with a parking space and garden grounds.

**OFFERS OVER £140,000**

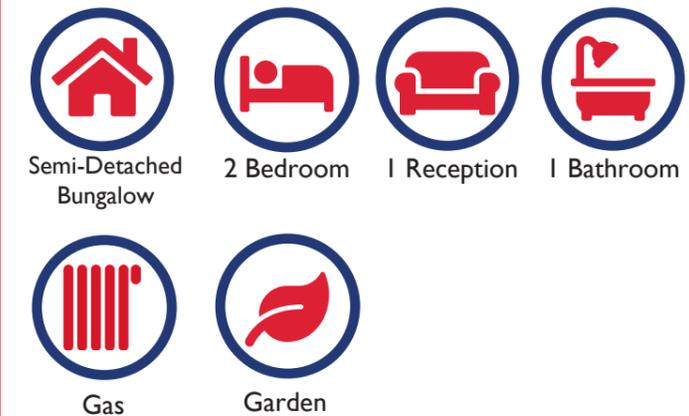
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**





### Property Description

Located in the popular area of Kinmylies, this bungalow is well-proportioned, well-presented and would suit a variety of potential purchasers including first time buyers, the young and elderly alike, and viewing of this property is recommended to fully appreciate the size of the accommodation within. Spread over one floor, the accommodation consists of an entrance hall, a large cloakroom, a spacious lounge which has an electric fire with a wooden surround, a kitchen, a shower room and two bedrooms with the principle bedroom having dual aspect windows. The kitchen comprises two large storage cupboards, wall and base mounted units and a sink with drainer and mixer taps and space for under counter appliances, included in the sale is the freestanding fridge/freezer and freestanding electric oven and hob. The shower room has a WC, a sink, a shower cubical with mains shower and is fully tiled. The property benefits from gas central heating, double glazing, and boasts a parking space to the rear of the property providing space for off-street parking. The property is fully enclosed by a wooden fence with the front garden being laid to lawn and the side elevation laid to gravel. To the rear of the property the sizeable garden is laid to lawn and has a garden shed. 1 Millerton Avenue is located in the Kinmylies district of Inverness local amenities can be found at Kinmylies shopping precinct and include a take-away restaurant, a hairdresser, a general store/Post Office and a chemist. Both primary and secondary schooling can be found nearby. There is a regular bus service into Inverness City Centre where further amenities can be found.

### Rooms & Dimensions

- Entrance Hall
  - Cloakroom  
Approx 1.75m x 1.83m
  - Lounge  
Approx 4.79m x 3.92m
  - Kitchen  
Approx 2.59m x 3.83m
  - Inner Hall
  - Shower Room  
Approx 2.14m x 0.59m
  - Bedroom Two  
Approx 3.13m x 2.60m\*
  - Bedroom One  
Approx 2.58m x 3.92m
- (\*At widest point)

