

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and a washing machine.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

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

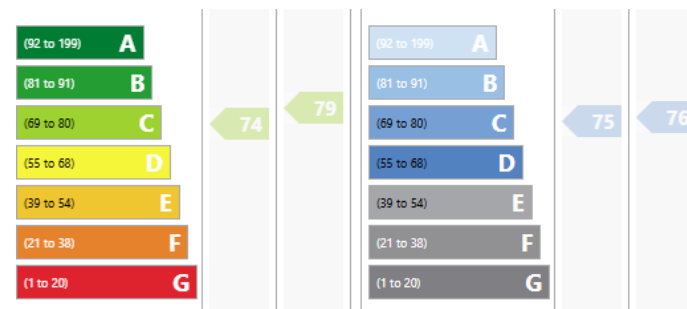
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £245,000

A full Home Report is available via Munro & Noble website.



## 65 Miller Road

## Inverness

## IV2 3EN

A stunning, three bedroomed semi-detached bungalow with garage, located in Inshes that is fully double glazed, has gas central heating and gardens.

**OFFERS OVER £245,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

### Property Overview



Semi-Detached Bungalow



3 Bedrooms



1 Reception



Office Potential



1 Bathroom



Gas



Garden



Garage



Lounge/Dining Room



Lounge/Dining Room





Bedroom One



Bedroom Two





Kitchen



### Property Description

This immaculate, three bedroomed semi detached bungalow is located in the popular established Inshes area of Inverness and is fully double glazed and has gas central heating. The property boasts off-street parking for several vehicles, a single detached garage, solid oak doors throughout and viewing is highly recommended to appreciate the size of the accommodation within. Spread over one floor, the accommodation consists of an entrance hall (with loft access) off which can be found three bedrooms, one which is currently being utilised as a study, a bright and spacious lounge/diner, a kitchen and a bathroom which as been finished to a high standard with attractive partially wet walled and comprises with a bath, WC, a floating vanity wash hand basin and a shower cubical with mains shower. The sleek and modern Howdens kitchen has wall and base mounted units with worktops and splashbacks, and 1 ½ ceramic sink with mixer tap and drainer. Integral goods include a dishwasher, a fridge-freezer, and an electric oven and hob with extractor hood over. Included in the sale is a washing machine, and from here a door gives access to the rear elevation.

A great feature of this property is the storage it provides, with three cupboards in the hallway, and all bedrooms boasting fitted wardrobes.

Outside, the front garden is laid to lawn with a mature flower border, and a tarmac driveway lies to the side elevation and leads to the detached garage which has power, lighting and an up and over door. Fully enclosed by wooden fencing and providing privacy, the rear garden is generous in size and is laid to lawn with a patio and gravel area.

65 Miller Road is conveniently located on a bus route, and is also well placed for access to the Southern Distributor Road, with a number of useful amenities located nearby including a Tesco and Asda supermarket and petrol station, McDonalds restaurant, Raigmore hospital and UHI Inverness. Inshes Primary School, and nursery are both within walking distance of the property.

Bathroom



Bedroom Three



### Rooms & Dimensions

Entrance Hall

Bathroom

Approx 2.60m x 1.86m

Bedroom One

Approx 3.69m x 2.97m

Lounge/Dining Room

Approx 6.45m x 3.89m

Kitchen

Approx 3.02m x 2.89m

Bedroom Two

Approx 3.47m x 2.63m

Bedroom Three

Approx 2.58m x 3.47m\*

Garage

Approx 5.76m x 2.81m

\*At widest point

