



#### Services

Mains water, gas, electricity, and drainage.

#### Extras

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

#### Heating

Gas central heating.

#### Glazing

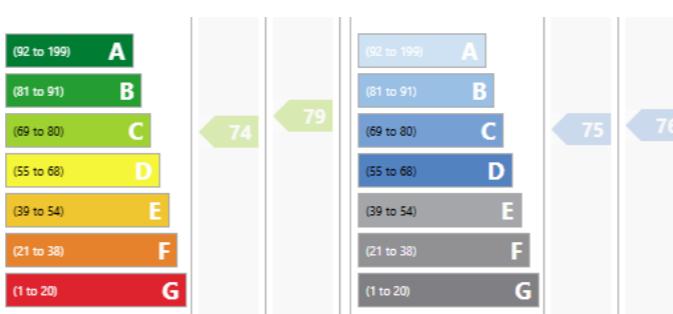
Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

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



**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.



## 65 Miller Road

Inverness

**IV2 3EN**

A stunning, three bedroomeed 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 bedrooomed 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.



## 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

