



**7 Miller Road, INVERNESS, IV2 3EN**

**Offers Over £235,000**

**REF: 61170**







This deceptively spacious, three-bedroom, semi-detached bungalow is located in the predominantly residential Inshes area of the City, close to excellent facilities and within easy reach of the City Centre, Highlands and Islands University and the Airport. In good condition throughout, the property benefits from gas fired central heating and a generous rear garden. With ample storage and well-proportioned rooms, this property represents a very comfortable family home. Viewing is highly recommended to fully appreciate the extent of the living space and the highly popular location on offer.

The accommodation consists of: an L-shaped hallway which gives access to the attic which is predominately floored and reached via a drop down ladder and three storage cupboards; a spacious front facing lounge with dining area; a well-proportioned kitchen with a good selection of base and wall mounted units, complementary worktops and splashback, electric oven, gas hob, space for fridge/freezer, washing machine and dishwasher along with door giving access to the rear garden; master bedroom with fitted mirrored wardrobes; two further double bedrooms, both with fitted storage; family bathroom comprising a bath, separate mains fed shower enclosure, WC and wash hand basin.

The garden to the front of the property is mainly laid to lawn, while the fully enclosed rear garden is laid to lawn with a selection of shrubs and bushes. A paved patio area provides an ideal venue for al fresco dining or where one can sit and enjoy the sunshine. A driveway to the side of the property provides ample off-street parking and leads to the single garage which has light, power and up and over door.

The property is within walking distance of excellent facilities at Inshes Retail Park which include supermarkets, Post Office, petrol station, garden centre and a selection of retail outlets. Beechwood Business Park is also within easy reach, as is Fairways Golf Club and a selection of bars/restaurants. A regular bus service to the City Centre is routed nearby. Primary education is available at Inshes Primary School, which is within very easy walking distance, with secondary pupils attending Millburn Academy.

Inverness City Centre, the main business and commercial centre in the Highlands, is a very short drive away and provides extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

**Kitchen**            **3.08m x 2.82m (10'0 x 9'3)**

**Lounge**            **6.32m x 3.88m (20'9 x 12'9)**

**Bedroom 1**        **3.44m x 2.61m (11'3 x 8'6)**

**Bedroom 2**        **3.46m x 2.62m (11'3 x 8'6)**

**Bedroom 3**        **3.70m x 3.01m (12'2 x 9'11)**

**Bathroom**        **3.46m x 2.62m (11'3 x 8'6)**





### General

All floor coverings, light fittings, curtains and garden shed are included in the asking price. The factoring fee is approx. £180 per year.

### Services

Mains water, drainage, electric and gas.

### Council Tax

Council Tax Band D

### EPC Rating

C

### Post Code

IV2 3EN

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

GRM/JD/CAME0302/2

### Price

Offers Over £235,000

### Directions

From Inverness City, take Castle Street, turning left into Old Edinburgh Road. Continue until you pass Dows Bar and Bistro on your right. At the next roundabout, go straight onto Stevenson Road and take the 1st left into Miller Street. Continue along eventually turning left into Miller Road, the property is further along on the left-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

