



This spacious, first floor apartment is situated in a residential area of the City, close to the City Centre, the Highlands and Islands University campus, Raigmore Hospital and the Airport.



45 Miller Street, INVERNESS, IV2 3DN

Offers Over £125,000



REF: 61250

## 45 Miller Street, Inverness, IV2 3DN

This spacious, first floor apartment is situated in a residential area of the City, close to the City Centre, the Highlands and Islands University campus, Raigmore Hospital and the Airport. In good condition throughout, the property benefits from double glazing and electric heating. With ample storage and well-proportioned rooms, this property represents an ideal purchase for the first time buyer but equally has excellent letting potential as it meets the current rental regulations. Viewing is highly recommended to fully appreciate this bright, well-presented apartment and convenient location.

The accommodation consists of: an entrance hallway with stairs leading to the apartment; a good sized lounge with dining area; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, electric hob and oven, space for fridge/freezer and washing machine; double bedroom with fitted mirrored wardrobes; single bedroom with fitted storage and bathroom comprising a wash hand basin, WC and bath with electric powered shower over.

The property sits within a communal garden area with a communal bin store. There is ample off-street parking available to the rear of the block for both residents and visitors.

Facilities closest to the property can be found at Inshes Retail Park which include a supermarket, Post Office, takeaway, nursery and selection of retail outlets. A regular bus service to and from Inverness City Centre is also routed close by. Education is provided at Inshes Primary School or Inverness Royal Academy, both of which are within very easy reach.

### Kitchen

**2.65m x 2.31m (8'8 x 7'6)**

### Lounge/Diner

**5.92m x 4.46m (19'5 x 14'8)**

### Bedroom 1

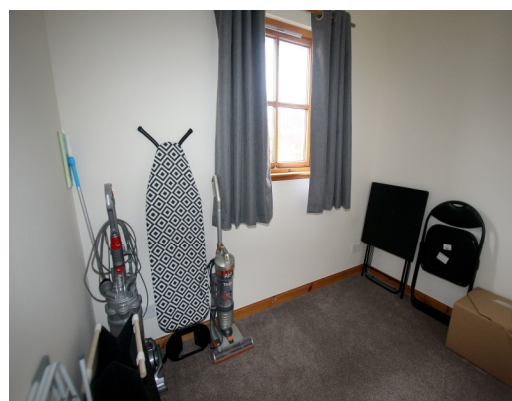
**2.98m x 2.71m (9'9 x 8'11)**

### Bedroom 2

**2.69m x 2.69m (8'9 x 8'9)**

### Bathroom

**8.09m x 8.02m (26'6 x 26'3)**



### General

All floor coverings, light fittings and curtains are included in the asking price. The factoring fee is approx. ??

### Services

Mains water, drainage, gas and electric.

### Council Tax

TBA

### EPC Rating

D

### Post Code

IV2 3DN

### Entry

By mutual agreement

### Viewing

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

### Reference

GRM/LENNO192/3

### Price

Offers Over £125,000

### 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. Take the 1st left and the property is towards the end of the cul de sac on your left.

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

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

