

**31 Millburn Court
Inverness
IV2 3PW**



Located within walking distance of the city centre, this two bedroom ground floor apartment would suit a variety of potential purchasers including those looking for a property with rental potential. This apartment is fully double glazed, has electric heating, residents parking, a security entrance and a garden.

OFFERS OVER £117,000

HSPC Reference: 58247

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com

PROPERTY

This ground floor apartment consists of an entrance hall, a lounge/diner with kitchen off, two bedrooms and a bathroom. It is well placed for the city centre and would suit a variety of potential purchasers including first-time buyers and those looking for a property with great letting potential. The apartment has a security entrance, is fully double glazed, has electric heating and ample storage provisions.

LOCATION

The property is situated in a quiet development located on Millburn Court within walking distance of all the amenities in the city centre including supermarkets, the Eastgate Shopping Centre, High Street shops, public houses, hotels and both train and bus stations. Raigmore hospital is within easy walking/cycling distance.

GARDENS

The garden grounds are to the front and side elevation, is laid to grass with a paved path that leads to the gated rear entrance and is enclosed by wooden fencing and mature trees.

GENERAL DESCRIPTION

31 Millburn Court is located on the ground floor which can be accessed by the security entrance. The door to number 31 opens onto the entrance hall.

ENTRANCE HALL

The entrance hall has laminate flooring, a storage radiator and doors to the lounge, the bathroom, two spacious walk-in storage cupboards (one of which houses the water cylinder) and both bedrooms.

LOUNGE/DINER

Approx 4.01m x 3.03m

The lounge has laminate flooring, a storage radiator and a window to the side elevation. From here, there are doors to the hall, the kitchen and the garden grounds.

KITCHEN

Approx 2.98m x 2.45m

The kitchen comprises wall and base mounted units, has worktops with splash backs, a sink with drainer and mixer tap, an integral cooker with electric hob with hood over and oven. It has vinyl flooring, two windows to the front elevation and a door to the lounge/diner.

BEDROOM ONE

Approx 2.75m x 3.99m (At widest point)

Boasting a double fitted wardrobe with hanging and shelving, the master bedroom has an electric panel heater, laminate flooring and a window to the side elevation.

BEDROOM TWO

Approx 4.00 x 2.03m

Bedroom two has a window to the side elevation, a fitted cupboard with hanging and shelving and is completed with laminate flooring.

BATHROOM

Approx 1.50m x 2.36m

This room comprises a WC, a sink within a vanity unit and a bath with shower over. It has vinyl flooring, an extractor fan, recessed shelving and complimentary tiling.

SERVICES

Mains water, electricity and drainage.

HEATING

Electric heating.

GLAZING

Double glazed windows throughout.

EXTRAS

All fitted floor coverings, curtains, white goods and garden shed.

VIEWING

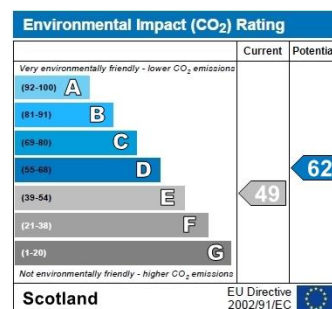
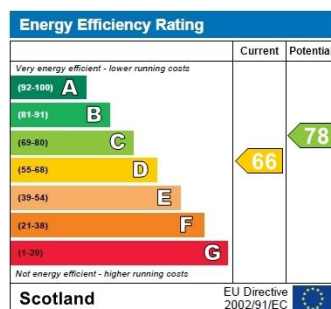
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.