



PRICE REDUCTION



10A Millburn Road, Inverness IV2 3PS

3 Bedroom Detached Dwelling House

Lounge
Kitchen
Dining Room
Bathroom
Sun Lounge
Toilet
3 Bedrooms
Garden

Offers over £198,000



This 3 bedroom detached house is located within walking distance of the city centre along with easy commuting distance to the Longman Industrial Estate, Raigmore Hospital, Beechwood Business Park, Inshes Retail Park and the University of the Highlands and Islands. The property benefits from gas central heating and double glazing throughout along with a good sized lounge, separate dining room and good storage areas.

The garden is laid mainly to grass with a small decking area along with a fixed barbeque.

A wooden gate opens from the roadside on to a gravelled area allowing for off street parking and paving slabs form a path around the house. The adjoining garage is not included in the sale.





Entrance

A Upvc double glazed door opens on to the kitchen area.

Kitchen: 3.71m x 3.06m

Fitted with wall mounted and floor based units. Stainless steel drainer with mixer tap. Part tiled. Gas hob. Electric oven. Washing machine. Dishwasher. Free standing fridge freezer. Microwave oven. Cupboard housing gas boiler. Double glazed windows to front and side. Roller blinds. Laminate flooring. Radiator. Access to dining room.



Dining Room: 3.53m x 2.80m

Laminate flooring. Shelved unit. Double glazed window to side. Roller blind. Radiator. Gas fire. Door to hall.



Hall: 4.57m x 2.04m at widest point.

Laminate flooring. Under stairs storage cupboard. Radiator.

Bathroom: 2.08m x 1.77m

Fitted with three piece white suite comprising of wash hand basin, wc and bath with over bath shower. Part wet wall finish. Double glazed window to front. Roller blind. Heated towel rail. Laminate flooring. Restricted head height.



Lounge: 5.26m x 4.13m

Spacious room with double glazed windows to rear and side. Wood burning stove. Curtains. Carpet. Radiator.

Sun Lounge: 4.00m x 2.95m

Double glazed windows with double glazed door to rear garden which overlooks a school playing field. Laminate flooring. Electric wall panel heater.



Bedroom 1: 3.56 x 3.06m

Good sized double room with double glazed window to rear. Shelved unit. Carpet. Venetian blind. Radiator.

Carpeted stairway gives access to the upper floor with toilet on half landing and double glazed velux window giving good natural light.

Toilet: 2.06m x 0.85m

Two piece white suite comprising of wash hand basin and wc. Double glazed window to front. Laminate flooring. Restricted head height.

Bedroom 2: 4.40m x 3.52m

Good sized double room with double glazed windows to rear and side. Curtains. Roller blind. Carpet. Radiator. Walk in storage area: 3.52m x 1.50m with hanging space. Double glazed window to front with roller blind. Carpet. Radiator. Restricted head height.

Bedroom 3: 4.12m x 4.06m

Good sized double room with double glazed windows to rear and side. Pine cladding to one wall. Curtains. Roller blind. Carpet. Radiator. Walk in cupboard: 4.12m x 0.89m with hanging space. Double glazed velux window. Carpet. Radiator. Restricted head height.

Conditions

All fitted carpets and floor coverings, curtains and blinds, fridge freezer, washing machine, microwave oven, dishwasher, oven and hob and gas fire are included in the sale.

Council Tax

Band E

Energy Performance Rating

Band E



Viewing

By appointment through South Forrest Property Department on 01463 250255

Price

Offers over £198,000

Directions

From the city centre travel up Academy Street and continue on to Millburn Road. After passing Morrisons Filling Station on the left hand side of the road take the second turning on the right at the sign showing Diriebught / Millburn School. Immediately turn right again at Royston B&B and continue for 30 metres approximately turning left on to a gravelled road where the property is located at the rear on the left hand side.



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