



## 36 MILLER GARDENS INVERNESS IV2 3DT



### *4/5 Bedroom Detached Bungalow*

- » ENTRANCE VESTIBULE
- » HALL
- » WC
- » LOUNGE
- » DINING/FAMILY ROOM/  
BEDROOM 5
- » KITCHEN/BREAKFAST ROOM
- » UTILITY ROOM
- » 4 BEDROOMS (1 EN-SUITE  
AND WALK-IN WARDROBE/  
DRESSING ROOM)
- » BATHROOM
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » GARAGE
- » GARDEN
- » ALARM SYSTEM

**OFFERS OVER £270,000**

YORK HOUSE  
20 CHURCH STREET  
INVERNESS

TELEPHONE  
**01463 253911**

[www.propertyinverness.com](http://www.propertyinverness.com)



HSPC Ref: AN 01 - 40999



## DESCRIPTION

This is an attractive detached bungalow offering well proportioned accommodation for the growing family. In good order throughout, this comfortable home benefits from gas central heating, double glazing and an alarm system. The lounge is nicely laid with hardwood flooring and the large bay window provides a pleasing feature. The kitchen is nicely fitted with wooden units, has ample space for informal dining and has the added bonus of a separate utility room. All four bedrooms appreciate fitted wardrobes with the master bedroom enjoying en-suite facilities and a walk-in wardrobe/dressing room. The loc block driveway leading to the garage caters for ample off road parking and the large patio to the rear would make an ideal venue for entertaining/relaxing. Viewing recommended.

## LOCATION

The property is situated in a quiet cul-de-sac on the south side of Inverness, approximately 3 miles from the city centre. There is easy access to the southern distributor road and hence to the A9 road to north and south. A regular bus service connects this residential area with the town centre. Primary schooling is at Inshes with secondary school children attending Millburn Academy. The nearby Balloan shopping area includes a convenience store, pharmacy, hairdresser and a bar/diner. A Tesco Store, Bannatynes Fitness Centre, DIY store and various shops are also close at hand as is a church, Harry Ramsden's Restaurant/Takeaway, a video/dvd rental shop and Raigmore Hospital.

## DIRECTIONS

From the Town House in the centre of the city, travel along Castle Street and at the top of the hill bear left in to Old Edinburgh Road. At the traffic lights continue straight on, bearing right at the next fork but still on Old Edinburgh Road. Continue on this road, carrying straight on at the roundabout. Continue along this road through two sets of traffic lights and at the roundabout take the second exit in to Stevenson Road. Take the second left turn into Miller Street and continue along this road taking the first turning on the right into Miller Gardens. Continue down this road and no 36 is on the right hand side of the road.

## ACCOMMODATION

### ENTRANCE

Tiled steps lead to the front door.

### ENTRANCE VESTIBULE

**1.89m x 1.47m  
(6'2 x 4'10)**

Hardwood flooring. Radiator. Ceiling mounted four head light fitting. Telephone point. Doors to Lounge and Hall.

### LOUNGE

**5.38m – 4.28m x 4.96m – 5.75m  
(17'8 – 14'1 x 16'3 – 18'10)**

Entry via a glass panelled door. Spacious room with feature bay style window to front and side; vertical blinds. Hardwood flooring. Three radiators. Ceiling mounted three head light fitting. TV point.



### HALL

Hardwood flooring. Radiator. Two ceiling lights. Smoke detector. Fitted cupboard with wooden sliding doors and shelving (housing the fuse box and electricity meter). Doors to Bedroom 1 and WC. Open to Kitchen//Breakfast Room

### WC

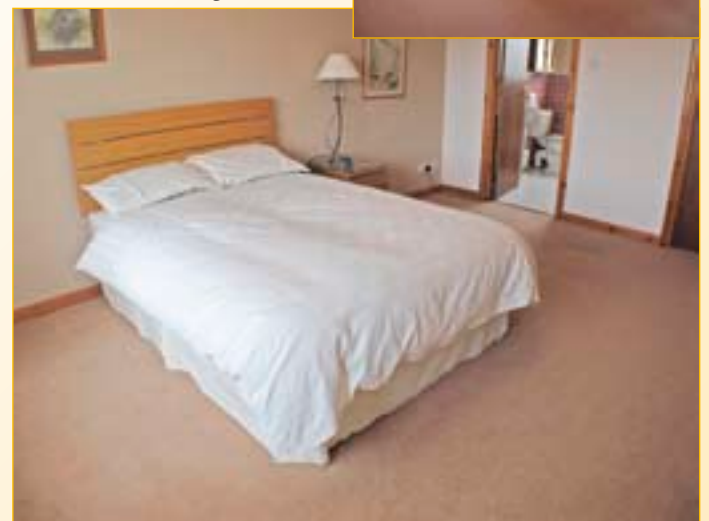
**1.42m x 1.06m (4'8 x 3'6)**

Entry from Hall. Patterned glazed window to side; roller blind. White WC and wash hand basin. Tiling to dado height. Vinyl flooring. Radiator. Pendant ceiling light. Extractor.

### BEDROOM 1

**4.82m x 3.48m (15'10 x 11'5)**

Entry from Hall. Window to front; vertical blinds. Fitted carpet. Radiator. Pendant ceiling light. TV and telephone points. Door to En-Suite. Door to Walk-in Wardrobe/Dressing Room.



### EN-SUITE

**2.29m x 1.94m (7'6 x 6'4)**

Patterned glazed window to rear; roller blind. Three piece suite comprising WC, wash hand basin and shower cubicle with power shower. Tiling to ceiling height on all



walls. Tiled floor. Radiator. Wall mounted cabinet. Wall mirror. Shaver light/point. Extractor.

### **WALK-IN WARDROBE/DRESSING ROOM**

**2.30m x 1.67m (7'7 x 5'6)**

Fitted carpet. Pendant ceiling light. Shelving. Hanging rails. Coat hook.

### **KITCHEN/FAMILY/BREAKFAST AREA**

#### **KITCHEN AREA 3.33m x 2.79m (10'11 x 9'2)**

Window to side; roller blind. Range of wooden wall and floor units incorporating display cupboards and under unit lighting. Ample work surface areas with tiling above. Inset one and a half bowl stainless steel sink, mixer tap and drainer. Built-in oven, gas hob and extractor. Dishwasher. Fridge/freezer. Tiled floor. Ceiling mounted five head light fitting. A peninsular bar separates this area from the Family/Breakfast Area.



#### **FAMILY ROOM/BREAKFAST AREA 4.44m x 3.16 (14'7 x 10'4) at widest points**

Feature bay style window to side; vertical blinds. Hardwood flooring. Radiator. Pendant ceiling light. Door to Dining/Family Room/Bedroom 5. Door to Utility Room.



#### **DINING/FAMILY ROOM/BEDROOM 5**

**4.83m x 2.84m (15'10 x 9'4)**

This room is presently being used as a Study/Bedroom. Bay style window to front, side and rear; vertical blinds. Fitted carpet. Radiator. Pendant ceiling light.

#### **UTILITY ROOM 2.16m x 1.65m (7'1 x 5'5)**

Wall and base units. Ample work surface areas with tiling above. Inset stainless steel sink with mixer tap and drainer. Washing machine. Space for tumble dryer. Vinyl flooring. Radiator. Pendant ceiling light. Door to Garden.

#### **INNER HALL 3.29m x 0.90m (10'10 x 2'11)**

Fitted carpet. Radiator. Pendant ceiling light. Smoke detector. Hatch to loft (partially floored). Fitted cupboard with wooden sliding doors and shelving (housing hot water tank). Door to three Bedrooms and Bathroom.

#### **BEDROOM 2 3.18m x 3.19m (10'5 x 10'6)**

Window to rear overlong garden; vertical blinds. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.



#### **BEDROOM 3 3.40m x 2.69m and 1.32m x 0.91m (11'2 x 8'10)**

Window to rear overlooking garden; vertical blinds. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light. TV point.



#### **BEDROOM 4**

**2.87m x 2.70m (9'5 x 8'10)**

Window to side; vertical blinds. Fitted wardrobe with wooden sliding doors, shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.



**BATHROOM****2.13m x 1.96m  
(7'0 x 6'5) at widest**

Patterned glazed window to side; roller blind. Three piece suite comprising WC, wash hand basin and bath with power shower above. Shower curtain rail. Tiled floor. Radiator. Pendant ceiling light. Extractor. Wall mirror. Shaver light/point.

**GARAGE 5.95m x 3.02m (19'6 x 9'11)**

Attached garage with roller door. Power and light. Central heating boiler. Water tap. Shelving. Door to rear.

**GARDEN**

The front garden is laid to grass whilst a wide loc block driveway caters for ample off street parking. A footpath leads to the rear garden. Here, there is a large patio area, which would make an ideal venue for entertaining/relaxing. Rotary clothes dryer. Cold water tap. Outside light. There is a further area laid to grass with gravelled borders. Garden shed.

**HEATING**

The property benefits from gas central heating.

**GLAZING**

The subjects are fully double glazed.

**EXTRAS**

All fitted floor coverings and blinds, the dishwasher, washing machine, fridge/freezer, oven, hob and extractor are included in the price.

**FACTORING**

We understand a factoring charge of approximately £38.00 per quarter is payable for the upkeep of communal garden grounds.

**COUNCIL TAX**

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

**SERVICES**

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

**ENTRY**

By mutual agreement.

**VIEWING**

Contact Anderson, Shaw & Gilbert on 01463 253911 or the seller evenings and weekends on 01463 250681 for appointment to view.

**OFFERS**

All offers must be submitted in an envelope marked "OFFER FOR 36 MILLER GARDENS, INVERNESS."

**ENQUIRIES**

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083

Email: [Thenderson@solicitorsinverness.com](mailto:Thenderson@solicitorsinverness.com)



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**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

