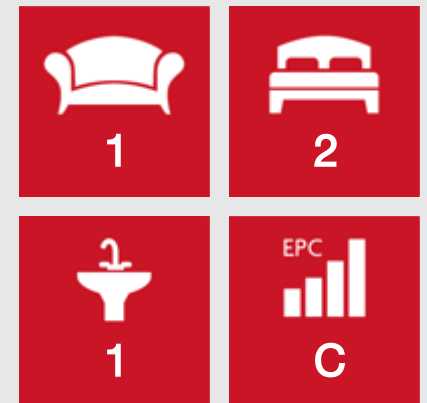




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20 Millburn Place, Inverness,  
Highland IV2 3PJ







## Summary

A well-presented two-bedroom top-floor flat in the popular Millburn Road area of Inverness, just minutes walk from the city centre, offering open views across the city to the surrounding hills. Currently set up for rental, it is ready to take over and would suit an investor or first-time buyer. The flat features a spacious lounge with space for dining, a fitted kitchen with appliances included, two generous double bedrooms with built-in wardrobes, and a bathroom with a mains-fed shower over the bath. Additional benefits include gas central heating, double glazing, excellent storage including a hall cupboard and loft space, ample communal parking, and immediate availability.

## Features

- Spacious 2 bedroom top floor flat
- Sought Millburn area, Inverness
- Close to city centre and local amenities
- Ideal first time buy or investment property
- Lounge/diner, kitchen, bathroom
- Double glazing, gas central heating
- Off road parking available
- EPC: Band C
- Floor area: 59m<sup>2</sup>
- Council Tax: Band C

## Room Measurements

Lounge: 3.78m x 3.95m (12' 5" x 13' 0")

Kitchen: 2.11m x 3.31m (6' 11" x 10' 10")

Bedroom 1: 3.13m x 3.86m (10' 3" x 12' 8")

Bedroom 2: 2.84m x 3.19m (9' 4" x 10' 6")

Bathroom: 2.30m x 1.66m (7' 7" x 5' 5")





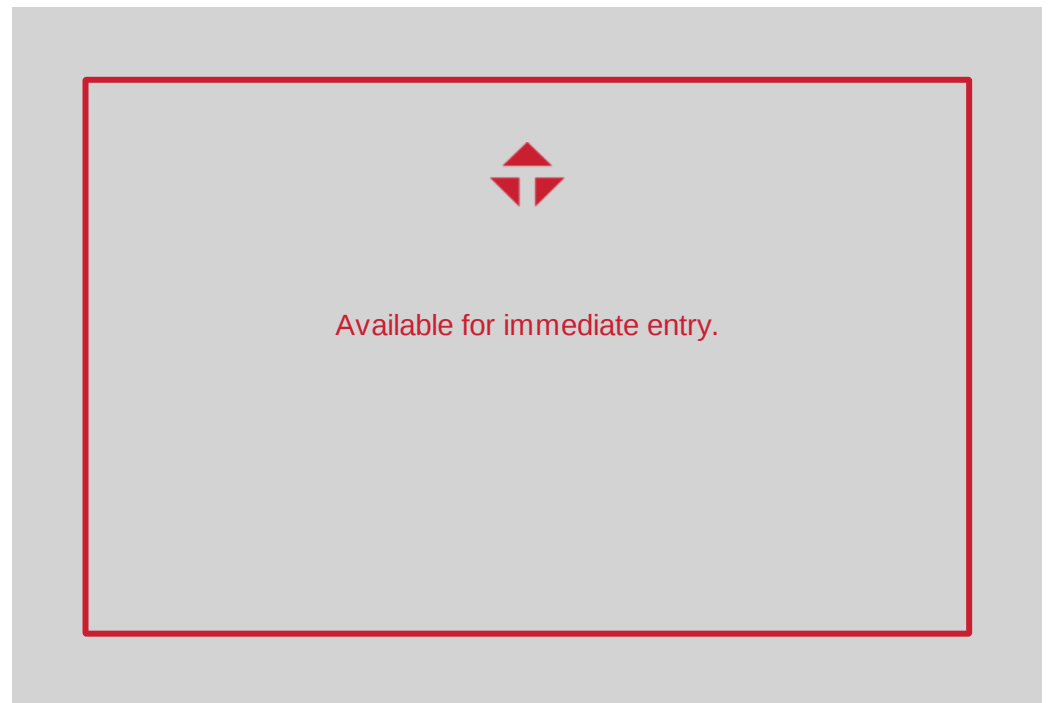
Ideal first time buy or rental property within close proximity to the city centre.











Available for immediate entry.



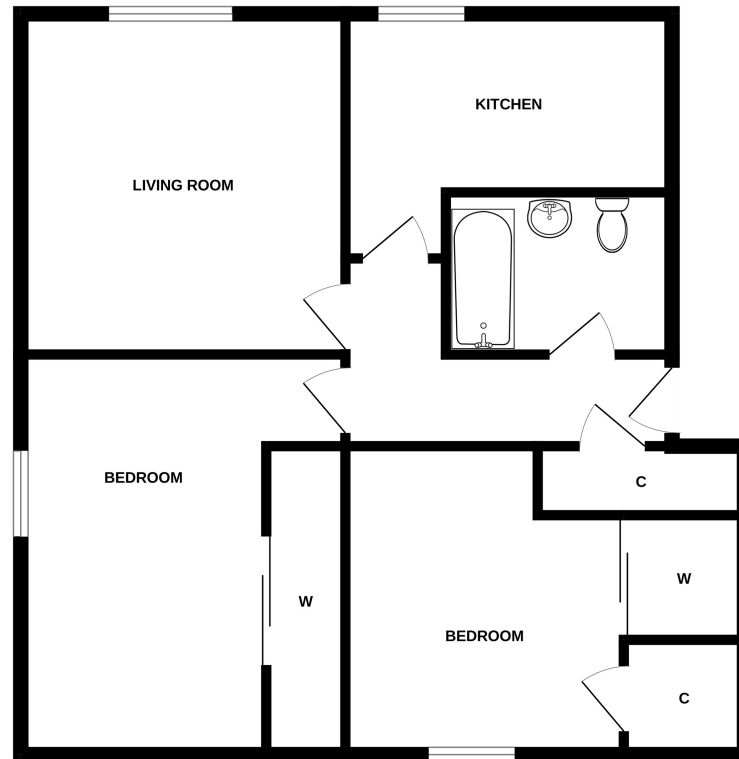


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# Floorplan

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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