















Flat A, Carlton Terrace, Millburn Road, Inverness, Highland, IV2

Offers Over: £118,000

Tenure: Freehold

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Council Tax Band: B
EPC Rating: C

The Property
Situated on the ever popular Millburn Road, this two bedroom ground floor apartment offers bright, comfortable living in a convenient location, just moments from Inverness city centre. Whether you're a first-time buyer, looking to downsize, or searching for a buy-to-let investment, this property provides an excellent opportunity to secure a home in one of the Highlands' most sought-after locations.

The apartment enjoys a practical and well-planned layout, with all rooms accessed from the entrance hallway. Large windows throughout allow an abundance of natural light to fill the home, creating a bright atmosphere.

At the heart of the property is the open-plan lounge and kitchen, providing an ideal space for both everyday living and entertaining. The kitchen offers good amounts of storage and generous worktop space, making meal preparation both practical and enjoyable.

Both bedrooms are well-proportioned, offering flexible accommodation for homeowners, guests or those working from home. Completing the property is a functional bathroom fitted with a three piece suite.

With excellent transport links, supermarkets, leisure facilities, Inverness Retail Park and the city centre all within easy reach, this fantastic apartment combines convenience, comfort and practicality in equal measure.

Entrance Hallway
6'5" x 6'4" (1.96m x 1.93m)
A central hallway providing access to all accommodation and offering a practical flow throughout the apartment.

Lounge/Kitchen
18'11" x 12'8" (5.77m x 3.86m)
A spacious open-plan living area, perfect for relaxing or entertaining family and friends. Large windows flood the room with natural light, while the kitchen offers a good range of storage units and practical worktop space.

Bedroom One
14'6" x 9'10" (4.42m x 3m)
A generous double bedroom featuring great floor space and natural light, with built-in storage adding further practicality.

Bedroom Two
10'11" x 8'2" (3.33m x 2.5m)
A well-proportioned second bedroom, ideal as a guest room, nursery, home office or additional double bedroom.

Bathroom
5'7" x 6'4" (1.7m x 1.93m)
A functional bathroom fitted with a bath incorporating shower, wash hand basin and WC.

Garden and Location
The apartment enjoys access to communal garden grounds, providing shared outdoor space around the back of the building. The gardens are primarily laid to lawn and offer residents an area to enjoy the outdoors.

Millburn Road is a highly convenient location on the eastern side of Inverness, offering easy access to both the city centre and the A9 for commuting north and south. The property is ideally positioned within walking distance of a wide range of amenities including supermarkets, cafes, restaurants, Inverness Retail Park, Eastgate Shopping Centre and Inverness Railway Station.

Excellent public transport links are readily available, while nearby schools, healthcare facilities and leisure amenities make this an attractive location for a variety of buyers. Inverness itself is renowned for its vibrant city centre, riverside walks, cultural attractions and gateway position to the Scottish Highlands, making it a wonderful place to call home.

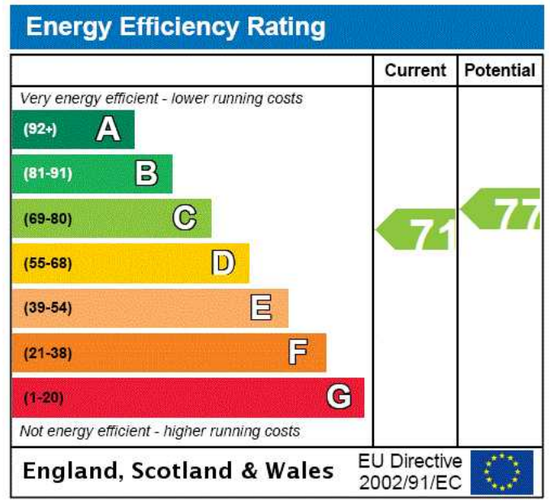
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All Measurements
All Measurements are Approximate.

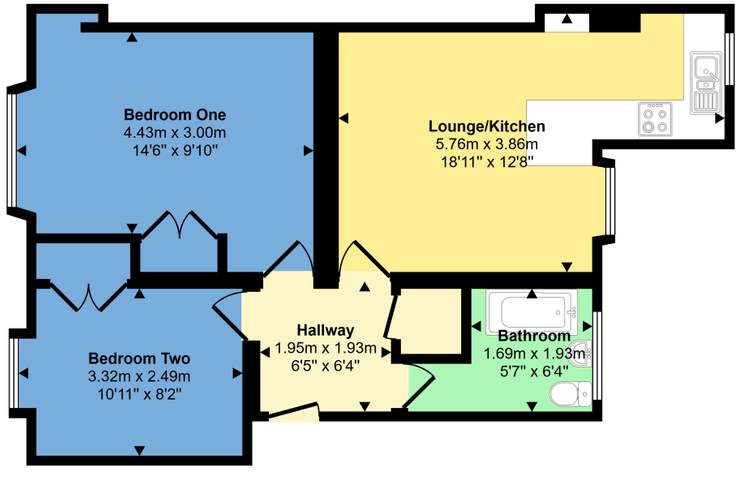
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale.
For illustrative purposes only.



EPC
For full EPC please contact the branch.

Approx Gross Internal Area
54 sq m / 582 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.