



# HANNAH HOMES

## ESTATE & LETTING AGENTS



**18 BLACKPARK AVENUE,  
INVERGORDON, ROSS-SHIRE, IV18 0HY**

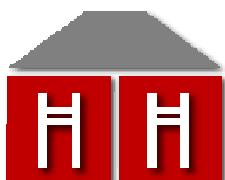
This two bedroom end-terraced property is located in the popular residential area of Blackpark Avenue and is within walking distance to the Town Centre. The property is fully double glazed and has Gas central heating throughout.

The accommodation comprises:- Hall, Lounge/Diner, Kitchen, Bathroom, Two Double Bedrooms and a Box Room. Enclosed gardens to the front, side and rear garden of the property.

Invergordon is approximately 30 minutes drive North of the Highland Capital, Inverness. The Town has a range of shops and services including, Supermarket, Churches, Primary & Secondary Schools, Golf Course and Library.

### *OFFERS AROUND £83,000*

- **End Terraced property**
- **Hall**
- **Lounge / Diner**
- **Kitchen**
- **Two Double Bedrooms**
- **Bathroom**
- **Box Room**
- **Double glazing**
- **Gas central heating**
- **Front side & rear gardens**



Hannah Homes  
22 High Street  
Alness  
Ross-shire  
IV17 0PS

Tel/Fax: 01349 884411  
Email: [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

**propertyindex**  
.com

## **18 BLACKPARK AVENUE, INVERGORDON**

Entry to the property is through the solid wood front door which opens to:-

### **HALL**

Storage cupboard. Radiator. One single power point.

### **LOUNGE / DINER**

**20'5" x 11' (6.22m x 3.35m) approx.**

Windows to the front and rear of the property. Two radiators. Wall mounted gas heater. TV aerial point. Coved ceiling. Carpeted. One single and three double power points.

### **KITCHEN**

**10'3" x 8'2" (3.13m x 2.5m) approx.**

Fitted wall and base units with built in Electric oven and gas hob. Cupboard housing central heating boiler. Rear door out. Tiled floor. Storage cupboard housing electric meter and fuse box. One single and three double power points.

### **LANDING**

Loft access hatch. One single power point. Shelved cupboard.

### **BATHROOM**

**6'6" x 5'5" (2m x 1.67m) approx.**

White three piece suite with power shower over bath. Tiled above bath and wash hand basin. Extractor fan. Radiator. Tiled floor. Window to the rear of the property.

### **BEDROOM ONE**

**13' x 10'6" (3.97m x 3.21m) approx.**

Double bedroom with window to the front of the property. Radiator. Carpeted. Two double power points.

### **BEDROOM TWO**

**12'10" x 9'6" (3.91m x 2.89m) approx.**

Double bedroom with window to the rear of the property. Radiator. Carpeted. One double and one single power points.

### **BOX ROOM**

Small window to the front of the property.

### **OUTSIDE**

Fully enclosed front, side and rear gardens, mainly laid to lawn. Two garden sheds to the rear.

### **SERVICES**

All mains electric, drainage, gas and telephone.

### **PRICE**

Offers around £83,000

HOME REPORT AVAILABLE

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band A.

### **VIEWING**

By arrangement with the selling agents.

## **18 BLACKPARK AVENUE, INVERGORDON**

### **OFFERS**

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

22 High Street, Alness,

Ross-shire, IV17 0PS.

Tel/Fax:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.propertyindex.com](http://www.propertyindex.com), [www.email4property.co.uk](http://www.email4property.co.uk) & facebook

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