



# HANNAH HOMES

## ESTATE AGENTS



**22 ROSSKEEN DRIVE,  
INVERGORDON, IV18 0JU**

This 3 bedroom end terraced property is conveniently situated for Schools and the busy High Street in the Port Town of Invergordon. Invergordon is approximately 30 minutes North of the City of Inverness and there is a rail connection as well as the main A9 trunk road. Inverness has most facilities you would expect including air, road and rail connections to the rest of the U.K.

The house is fully double glazed and has electric storage/panel heating. There are front, side and rear gardens with room to extend to the side (subject to planning permission).

The accommodation comprises:- Hall, Utility, Kitchen, Lounge, Bathroom and Three Bedrooms.

All floor covering and curtains included.

## *OFFERS OVER £112,000*

- **End Terraced**
- **Kitchen**
- **Utility**
- **Lounge**
- **Three Bedrooms**
- **Bathroom**
- **Double glazing**
- **Electric storage heating**
- **Close to Schools & Shops**
- **Front, side & rear gardens**



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22 High Street  
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IV17 0SH

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.com

## **22 ROSSKEEN DRIVE, INVERGORDON**

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

### **HALL**

Wood panelled walls from floor to dado rail. Panel heater. Carpeted. Under stairs storage space. Walk in cupboard used as utility room, with work top and wall units, plumbed for washing machine and tumble dryer. Glass panel door to:-

### **KITCHEN**

**9'9" x 9'5" (2.97m x 2.89m) approx.**

Numerous fitted wall and base units. Tiled above work tops. Stainless steel sink unit with mixer tap. Window to the rear of the property. Plumbed for dishwasher. Wood panelling from floor to dado rail. One double and two single power points. Glass panel door to:-

### **LOUNGE**

**20'8" x 10'7" (6.30m x 3.22m) approx.**

Window to the front of the property with patio doors opening to the rear garden. Coved and artexed ceiling. Panel heater. Three double and two single power points. Carpeted. TV aerial point and BT point.

Upstairs accommodation comprises:-

### **BATHROOM**

**9'9" x 4'6" (2.98m x 1.38m) approx.**

Three piece white suite with electric shower over bath. Tiled behind bathroom fixtures. Window to front. Wood paneling from floor to dado rail.

### **BEDROOM ONE**

**12'5" x 10'6" (3.8m x 3.2m) approx.**

Double bedroom with window to the rear of the property. Panel heater. Coved ceiling. Three double power points.

### **BEDROOM TWO**

**9'9" x 8'11" (2.99m x 2.72m) approx.**

Double bedroom with window to the rear of the property. Carpeted. Loft access hatch. One double and one single power point.

### **BEDROOM THREE**

**10'6" x 7'10" (3.21m x 2.4m) approx.**

Window to the front of the property. Built in airing cupboard. Carpeted. One single power point.

### **OUTSIDE**

Rear gardens enclosed and mainly laid to grass. Patio area. Two garden sheds. Garden to the side of the property also. The front is enclosed and laid to grass with mature shrubs and hedge border.

### **PRICE**

OFFERS OVER £112,000

Home Report available.

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band B.

### **VIEWING**

By arrangement with the selling agents.

## 22 ROSSKEEN DRIVE, 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,  
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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)

  
propertyindex  
.com

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**fish4homes**

  
thinkproperty.com

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