



# HANNAH HOMES

## ESTATE AGENTS



**3 ROYAL COURT, JOSS STREET,  
INVERGORDON, IV18 0AS**

3 Royal Court is a one bedroom first floor flat close to the High Street and within easy access to Schools, Churches, Golf Course, Leisure Centre, etc. The flat benefits from it's own entrance, double glazing and total control electric heating. There is a designated parking space for one car. There is also a lock up storage cupboard outside for the wheelie bin.

The busy port of Invergordon lies on the East Coast of Ross-shire in the Highlands and is approximately 30 minutes drive North of Inverness. It offers facilities such as local Hospital, Health Centre, Sailing, Shops, Hotels and Library.

The accommodation comprises:- Entrance stairway, Lounge, Kitchen, Hallway, Bedroom and Bathroom.

***FIXED PRICE £77,800***

- **First floor flat**
- **One double bedroom**
- **Kitchen**
- **Lounge**
- **Bathroom**
- **Total control electric heating**
- **Double glazing**
- **Designated parking space**
- **Close to Town Centre**



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**propertyindex**  
.com

### **3 ROYAL COURT, JOSS STREET, INVERGORDON**

Entry to the property is through the solid wood door which opens to the stairway. At the top of the stairs there is a glass panel door which opens to :-

#### **LOUNGE**

**14'8" x 11'6" (4.52m x 3.55m) approx.**

Window to the front of the property with vertical blinds. Carpeted. BT point. Storage heater. Four double power points. Open plan to:-

#### **KITCHEN**

**10'9" x 5'3" (3.32m x 1.62m) approx.**

White fitted wall and base units with integrated Fridge and Washing machine. Built in electric oven, and hob with extractor hood above. Stainless steel sink unit with mixer tap. Vinyl floor covering. Tiled above worktops. Extractor fan. Four double power points. Sunken ceiling spotlights. Feature spotlights on kickboards.

#### **HALLWAY**

Smoke alarm. One double power point. Storage heater. Two walk in cupboards, one with access to partially floored loft with light. The other being an airing/storage cupboard with shelves.

#### **BATHROOM**

**9'5" x 5'5" (2.90m x 1.70m) approx.**

White three piece bathroom suite, with electric shower over bath. Tiled above bath and wash hand basin. Extractor fan. Frosted window to the rear of the property. Vinyl floor covering. Sunken ceiling spotlights.

#### **BEDROOM**

**10'9" x 9'8" (3.32m x 3.00m) approx.**

Double bedroom with 2 built in double wardrobes, both shelved and railed. One housing electric meter and fuse box. Carpeted. Panel heater. Three double power points. Window to the rear of the property with vertical blinds.

#### **OUTSIDE**

Designated parking space. Lock up storage cupboard for wheelie bin, etc.

#### **SERVICES**

Mains electric, water and drainage.

#### **EXTRAS**

All floor coverings and blinds included.

#### **PRICE**

Fixed price £77,800

HOME REPORT AVAILABLE

#### **ENTRY**

Any entry date will be considered.

#### **COUNCIL TAX**

Band A.

#### **VIEWING**

By arrangement with the selling agents.

#### **OFFERS**

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

22 High Street, AIness,

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)

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