



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



11 Shore Road, Invergordon, IV18 0ER

This two bedroom ground floor flat is in need of some renovation and would make a good first-time home or investment as a buy to let.

The property is situated within walking distance of the Town centre and most amenities include a supermarket, Post Office, hotels, library, Churches, Golf Course, Leisure Centre and swimming pool. Both Primary and Secondary school education is available in the Town with a regular train and bus service offering a connection to Inverness City Centre a short commute away.

The Highland Capital, Inverness, is approx. 40 minute drive south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

The property consists of two double bedrooms, living room, shower room and kitchen. There is on street parking to the front of the property. The property benefits from gas central heating and is fully double glazed.

EPC—Band C (72)

OFFERS OVER £75,000

- 2 bedroom
- Ground floor flat
- Kitchen
- Living room
- Shower room
- Gas central heating
- Double glazing
- On street parking
- Low maintenance gardens to front and rear
- Close to town centre
- Council tax band A



Hannah Homes Estate &
Letting Agents Limited
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FRONT DOOR

Front door enters into vestibule. Doorway into hall. Hall has 2 cupboards, a radiator and coving to ceiling.

SHOWER ROOM

8'4" x 4'7" (2.54m x 1.40m) approx.

WC. Wash hand basin. Shower cubicle with electric shower. Towel rail. Coving. Window to side.

BEDROOM 1

12'5 x 10'4" (3.80m x 3.15m) approx.

Radiator. Window to rear

LOUNGE

13'9" x 15'5" (4.19m x 4.72m) approx.

Coving. Radiator. Brick fire surround. Windows to front.

KITCHEN

13'5" x 5'10" (4.11m x 1.79m) approx.

Gas boiler. Window to front. Integrated oven, hob and extractor. Fitted wall and base units.

BEDROOM 2

12'5" x 11'10" (3.80m x 3.61m) approx.

Radiator. UPVC door out to back garden.

OUTSIDE

There are enclosed gardens to the front and rear. Both are low maintenance. Back garden has two sheds. There is on street parking to the front of the property.

PRICE

OFFERS OVER £75,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band A

VIEWING

By arrangement with the selling agents only.

OFFERS

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

AGENTS LTD:- 16a High Street, Alness,
Ross-shire, IV17 0PS.

Telephone:- 01349 884411

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Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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