



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**1 SHORE WYND, INVERGORDON,
ROSS-SHIRE, IV18 0QS**

Located in the coastal town of Invergordon is this end terraced property that forms part of a former mill which was converted in the mid 1980's. The property is a short walk to the Town centre. Invergordon has a variety of shops and services including a Co-op supermarket, Pharmacy, gift shops, Churches, Golf Course, Primary and Secondary Schools, to name a few.

Invergordon is a major port of call for cruise liners bringing in thousands of tourists to the area each year.

The accommodation comprises of a hallway, lounge/diner, kitchen, shower room and two double bedrooms.

The property has gas central heating. There is a paved seating area just outside the main door. There is off street parking.

EPC—Band C (71) Council tax band B.

Offers over £80,000

- **End terraced property**
- **Hallway**
- **Lounge/diner**
- **Kitchen**
- **Two double bedrooms**
- **Shower room**
- **Gas central heating**
- **Paved outside area**
- **Shared drying area**



Hannah Homes
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IV17 0PS

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1 SHORE WYND, INVERGORDON

HALLWAY

UPVC front door. Under stairs storage cupboard. Radiator. Vinyl floor covering. Sliding door to:

KITCHEN

9'8" x 8'8" (2.95m x 2.65m) approx.

Fitted wall and base units. Built in electric oven and four ring gas hob. Washing machine and tumble dryer included. Tiled above the work tops. Gas boiler. Double aspect windows.

LOUNGE/DINER

15' x 10'9" (4.57m x 3.30m) approx.

Window to the front of the property. Radiator. Laminate flooring.

LANDING

Carpeted stairs and landing. Loft access hatch.

SHOWER ROOM

5'6" x 5'6" (1.69m x 1.69m) approx.

Corner shower cubicle with electric shower. Heated towel rail. Tiled walls. Vinyl floor covering. Radiator. Velux window.

BEDROOM ONE

11'8" 10'8" (3.56m x 3.25m) approx.

Double bedroom with one built in double and a single wardrobe. Radiator. Window to the front of the property. Carpeted.

BEDROOM TWO

11' x 9'8" (3.37m x 2.96m) approx.

Double bedroom with built in double wardrobe. Radiator. Window to the front of the property. Carpeted.

OUTSIDE

Paved area to the front and side of the property. Shared drying area. Off street parking.

PRICE

Offers over £80,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Band B

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

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

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

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