



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**21 BELLFIELD, INVERGORDON,  
ROSS-SHIRE, IV18 0JS**

Located in the coastal town of Invergordon is this end terraced property which is approximately a 10 minute 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 entrance vestibule, hall, lounge, dining room, kitchen, WC—all on the ground floor with a shower room and three double bedrooms, upstairs.

The property has gas central heating. Gardens to the front and rear and parking close by.

EPC—Band C (74) Council tax band A.

### *Offers over £110,000*

- **End terraced property**
- **Hall**
- **Entrance vestibule**
- **Lounge**
- **Dining room**
- **Kitchen**
- **Three bedrooms**
- **Shower room**
- **Gas central heating**
- **Gardens to the front and rear**
- **Parking close by**



Hannah Homes  
16a High Street  
Alness  
Ross-shire  
IV17 0PS

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## **2 BELLFIELD, INVERGORDON**

### **ENTRANCE VESTIBULE**

Carpeted. Glass panel door opening to:

### **HALL**

Under stairs storage cupboard housing the electric meter and fuse box. Coat cupboard. Carpeted. Radiator.

### **W.C.**

WC and wash hand basin. Window to the front of the property.

### **LOUNGE**

**17'4" x 12'7" (5.29m x 3.83) approx.**

Large window to the front of the property. Radiator. Carpeted. French glazed doors opening to:

### **DINING ROOM**

**9'9" x 8'9" (2.98m x 2.68m) approx.**

Radiator. Carpeted. Patio doors opening to the rear garden. Archway to:

### **KITCHEN**

**9'6" x 8'9" (2.89m x 2.68m) approx.**

Fitted wall and base units. Cooker with extractor hood above. Wet wall above the work tops. Vinyl floor covering. Window to the rear of the property.

### **LANDING**

Carpeted stairs and landing. Shelved cupboard. Loft access hatch.

### **SHOWER ROOM**

**6'7" x 5'11" (2.01m x 1.80m) approx.**

WC, vanity sink unit and corner shower cubicle. Partial wet wall. Extractor fan. Vinyl floor covering. Radiator. Window to the rear of the property.

### **BEDROOM ONE**

**10'4" x 9'6" (3.17m x 2.90m) approx.**

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

### **BEDROOM TWO**

**13'4" x 9'9" (4.08m x 2.97m) approx.**

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

### **BEDROOM THREE**

**13'5" at longest point x 9'7" (4.11m x 2.92m) approx.**

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

### **REAR GARDEN**

Paved path leading to the patio area. Small lawn, fully enclosed with a small shed. Mature hedge.

### **FRONT GARDEN**

Enclosed garden with small lawn and mature hedge and shrubs. Paved path to the front door.

### **PRICE**

Offers over £110,000

### **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  
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.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com), [www.onthemarket.com](http://www.onthemarket.com) & facebook.

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