



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**25 MURRAY ROAD, INVERGORDON,
ROSS-SHIRE, IV18 0JG**

Situated on a corner plot in the popular residential area of Murray Road in Invergordon is this semi-detached bungalow with off street parking. The accommodation comprises of an entrance vestibule, lounge/diner, kitchen, three bedrooms, rear vestibule and bathroom.

The Town Centre is approximately a 15 minute walk away. Invergordon has a variety of shops and services including a Co-op supermarket, gift shops, Churches, Golf Course, Primary and Secondary Schools, to name a few. Invergordon is a major port of call for cruise liners each year, bringing in thousands of tourists to the area.

The property has gas central heating. There are front, side and rear gardens with a wooden shed to the side.

EPC—Band D (63) Council tax band B

Offers over £120,000

- **Semi-detached bungalow**
- **Entrance vestibule**
- **Kitchen**
- **Lounge**
- **Three bedrooms**
- **Bathroom**
- **Gas central heating**
- **Double glazing**
- **Off street parking**
- **Front, side & rear gardens**
- **Shed to the side**



Hannah Homes
16a High Street
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IV17 0PS

Tel: 01349 884411
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25 MURRAY ROAD, INVERGORDON

ENTRANCE VESTIBULE

Coat cupboard housing electric meter and fuse box. Laminate flooring.

LOUNGE/DINER

15'5" x 17'5" at widest point (4.71m x 5.32) approx.

Solid wood fire surround with wood burner. Double aspect windows. Two radiators. Laminate flooring.

KITCHEN

10'9" x 8'2" (3.29m x 2.50m) approx.

Fitted wall and base units. Loft access hatch. Vinyl floor covering. Radiator. Door to:

REAR VESTIBULE

Rear door out. Vinyl floor covering. Radiator.

HALL

Radiator. Laminate floor covering.

BATHROOM

8'10" x 6'5" (2.70m x 1.96m) approx.

Three piece white suite with shower over the bath with shower screen. Partially tiled walls. Built in shelved cupboard. Window to the rear of the property. Vinyl floor covering.

BEDROOM ONE

11'3" x 11' (3.44m x 3.35m) approx.

Double bedroom with window to the front of the property. Radiator.

BEDROOM TWO

9'8" x 8' (2.94m x 2.45m) approx.

Window to the rear of the property. Radiator.

BEDROOM THREE

Radiator. Window to the rear of the property.

FRONT GARDEN

Enclosed by a hedge. Double gates to off street parking. Wooden shed.

REAR GARDEN

Enclosed by a hedge. Laid to grass.

PRICE

Offers over £120,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a 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:-**

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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