



# 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  
Alness  
Ross-shire  
IV17 0PS

Tel: 01349 884411  
Email:  
mail@hannah-homes.co.uk



## **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](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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