



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**"Glendell", 13 Ferry Row, Invergordon, IV18 0EP**

This quirky end terraced property is 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 property is located opposite the Port of Cromarty Firth which is a major port of call for Cruise Liners each year bringing in thousands of tourists to the area.

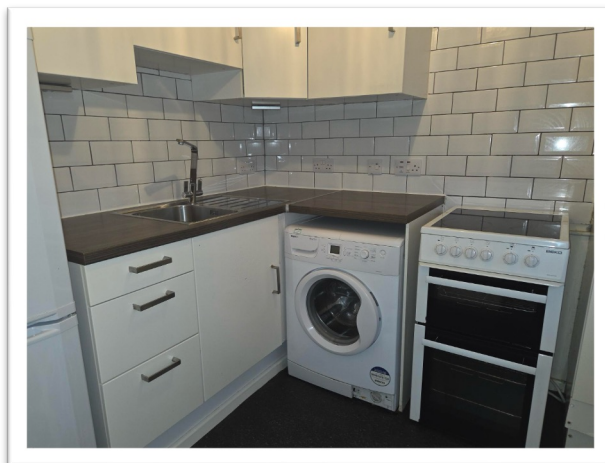
The Highland Capital, Inverness, is approx. 40 minute drive south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

The property consists of hallway, lounge, kitchen, WC and shower cubicle all on ground floor. Upstairs consists of landing, double bedroom and box room. There is parking at the front of the property. The property benefits from gas central heating.

EPC - Band D (56) Council Tax - Band A

### **OFFERS OVER £85,000**

- 1 bedroom
- 1 box room
- Kitchen
- Living room
- Shower cubicle
- WC
- Gas central heating
- On street parking
- Enclosed communal drying area
- Close to town centre
- Council tax band A



Hannah Homes Estate &  
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# **“Glendell”, 13 Ferry Row, Invergordon, IV18 0EP**

## **FRONT DOOR**

Front door enters into hallway. Hall has one understairs cupboard, a radiator and vinyl flooring.

## **WC**

**2'5" x 3'2" (0.74m x 0.98m) approx.**

Toilet with wash hand basin on top. Vinyl flooring. Wet wall panels to all walls. Window to front of property.

## **SHOWER CUBICLE**

**2'3" x 3'8" (0.69m x 1.14m) approx.**

Shower cubicle with electric shower. Extractor fan. Vinyl flooring. Wet wall panels to all walls.

## **LOUNGE**

**15'8" x 13'11" (4.79m x 4.24m) approx.**

Two radiators. Feature fireplace with open fire that can be unblocked and used. Double aspect windows with views looking over the Cromarty Firth. Carpet.

## **KITCHEN**

**7'7" x 7'2" (2.31m x 2.20m) approx.**

Gas boiler. Window to rear. Vinyl flooring. Fitted wall and basin units. Stainless steel sink. Tiled walls above worktops and cooker space.

***From hall up carpeted staircase to landing . . .***

## **LANDING**

Radiator. Carpet. Water tank.

## **BEDROOM**

**11'0" x 12'11" (3.37m x 3.94m) approx.**

Radiator. Combed ceilings. Carpet. Window to front with views looking over the Cromarty Firth.

## **BOX ROOM**

**7'5" x 6'1" (2.26m x 1.85m) approx.**

Carpet. Combed ceiling. Windows overlooking staircase.

## **OUTSIDE**

There is on street parking to the front of the property. A "lean-to" shed. There is an enclosed communal drying area to the rear of the property.

## **PRICE**

OFFERS OVER £85,000

## **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,

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Telephone:- 01349 884411

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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.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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