



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 'Crannich', Newmore, Invergordon, IV18 0PG

This detached property is set in approximately 1/3 of an acre and is located in the rural hamlet of Newmore. Newmore is just a 10 minute drive from the busy highland port of Invergordon and provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 25 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

The accommodation comprises - Ground Floor: Entrance porch, open plan living/kitchen family room, sitting room, inner hallway, two bedrooms, utility room and bathroom. Porch is provided to cold store to the rear. First Floor: Open plan bedroom area with further study/hobby/store room.

The property benefits from a multi fuel stove providing solid fuel central heating and there is also oil fired central heating.

EPC—Band C (71) Council Tax band D

### OFFERS OVER £295,000

- 3 bedrooms
- Sitting room
- Open plan living/kitchen family room
- Study/hobby store room
- Detached
- Bathroom
- Utility room
- Oil fired central heating
- Double glazing
- Driveway with parking for several cars
- EPC Band C (71)
- Council tax D



Hannah Homes Estate &  
Letting Agents Limited  
16a High Street  
Alesch  
Ross-shire  
IV17 0PS

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



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## THE PROPERTY

Entry to the property is through the front door into a front porch, which opens to:-

## OPEN PLAN LIVING/KITCHEN/FAMILY ROOM

**20'7" x 17'0" (6.27m x 3.36m) approx.**

Wooden flooring. Dual aspect windows with views over fields and to Cromarty Firth. Bosky Thermorossi Wood Burning Boiler Cooker. Pantry. Kitchen area has stainless steel sink. Integrated oven and hob. Worktop.

## SITTING ROOM

**11'6" x 11'0" (3.52m x 3.36m) approx.**

Radiator. Window with views over fields and to Cromarty Firth. Wooden flooring.

## DOOR FROM LIVING/KITCHEN/FAMILY ROOM TO HALLWAY....

## BEDROOM ONE

**13'10" x 10'11" (4.22m x 3.34m) approx.**

Double bedroom. Two radiators. Wooden flooring. Windows overlooking garden.

## UTILITY ROOM

**7'7" x 5'2" (2.32m x 1.59m) approx.**

Wooden flooring. Sink. Worktop. Plumbed for washing machine. Tiled above worktop. Door out to lean-to/cold store.

## BEDROOM TWO

**7'8" x 6'1" (2.35m x 1.86m) approx.**

Wooden flooring. Radiator. Window to garden.

## BATHROOM

**7'7" x 6'5" (2.31m x 1.97m) approx.**

Wooden flooring. Cast iron bath with mixer shower over. Wash hand basing. WC. Radiator. Window to garden.

## BACK TO OPEN PLAN LIVING/KITCHEN/FAMILY ROOM, DOORWAY LEADS TO STAIRS UP TO BEDROOM....

## BEDROOM THREE

**24'6" x 11'5" (7.47m x 3.49m) approx.**

Wooden flooring. Radiator. Combed ceilings. Velux window. Windows to rear overlooking garden and fields.

## HOBBY ROOM/STUDY

**11'4" x 8'0" (3.47m x 2.44m) approx.**

Wooden flooring. Hot water cylinder. Desk area. Access to combs both sides.

## OUTSIDE

Driveway with space for several vehicles. Summerhouse. Polytunnel. Potting shed. Hen run. Cat run. Wood store. 8' x 4' shed. Tool shed with wood drying area. Garden has mature trees and shrubs.

## EXTRAS

All blinds included in the sale.

## PRICE

OFFERS OVER £295,000

## ENTRY

Any entry date will be considered

## COUNCIL TAX

Currently a band D

## 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)

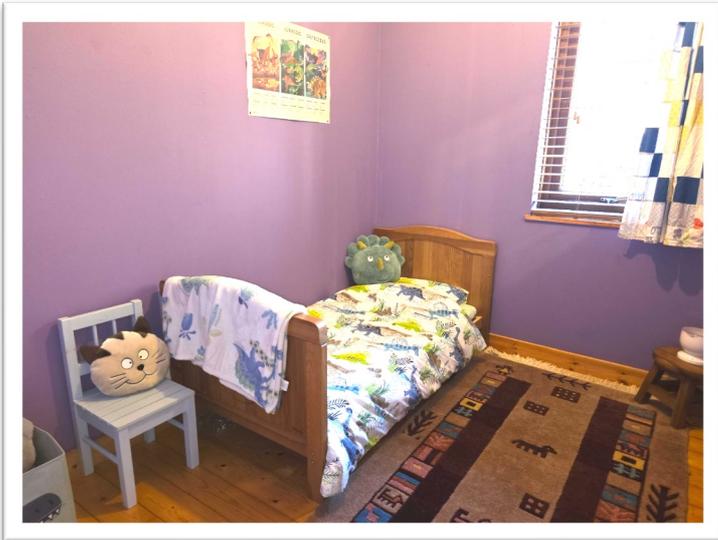
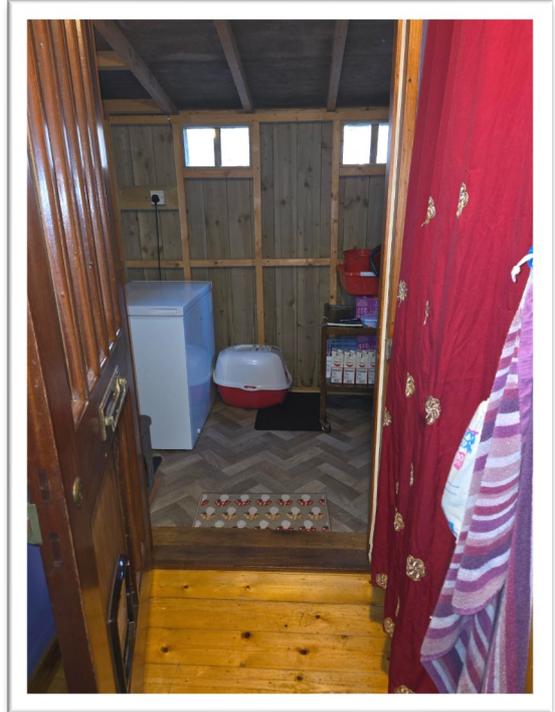
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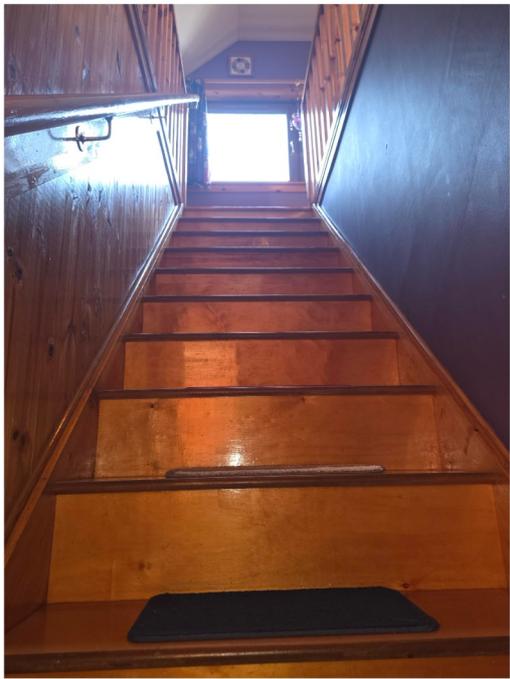
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