



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



'Crannich', Newmore, Invergordon, IV18 0PG

Set within the peaceful rural surroundings of Newmore near Invergordon, this charming detached three-bedroom home offers an idyllic Highland lifestyle with breathtaking open views across rolling countryside towards the Black Isle beyond. Surrounded by nature, the property enjoys a wonderfully private setting where wildlife regularly visits the garden, creating a tranquil retreat perfect for those seeking countryside living.

The spacious gardens provide an ideal space to relax and enjoy the scenery, with a delightful summerhouse perfectly positioned to take in the far-reaching rural outlooks and stunning sunsets. Inside, the property offers comfortable and versatile family accommodation, while outside there is ample space for entertaining, gardening, or simply enjoying the peaceful atmosphere.

Combining rural charm with easy access to Invergordon and the wider Highlands, this attractive detached home offers the perfect balance of seclusion, scenery, and convenience in one of Easter Ross's most desirable countryside locations

The property is set in approximately 1/3 of an acre and 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



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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,

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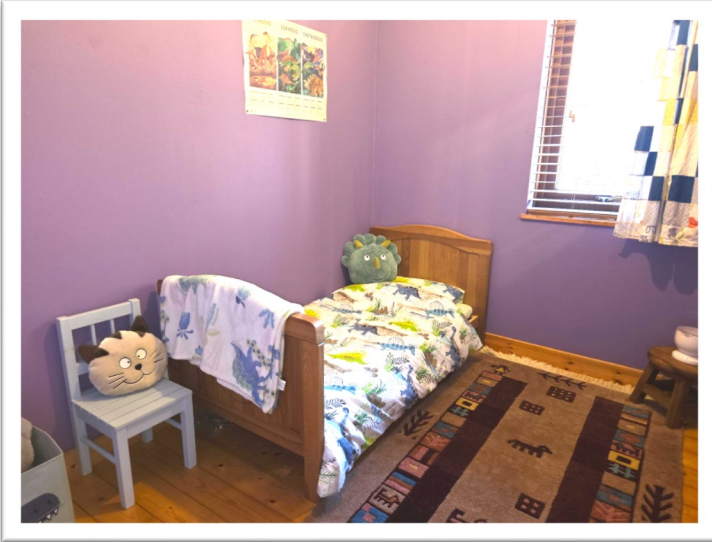
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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