



14 SEABANK ROAD, INVERGORDON, ROSS-SHIRE, IV18 0HE

Nestled in a prime spot in the coastal town of Invergordon is this spacious detached bungalow and is a short walk to the High Street. Invergordon has a variety of shops and services including a Co-op supermarket, Pharmacy, gift shops, Churches, Golf Course, Primary and Secondary Schools, to name a few. Invergordon is a major port of call for cruise liners bringing in thousands of tourists to the area each year.

The accommodation comprises of an entrance vestibule, hallway, lounge/dining room, kitchen/dining room, utility room, bathroom with a separate shower and four bedrooms, one of which has an en-suite shower room.

The property has gas central heating and there is off street parking for up to five vehicles. There are gardens to the front, sides and rear of the bungalow.

EPC—Band C (80) Council tax band E.

Offers in the region of £295,000

- **Spacious detached bungalow**
- **Hallway**
- **Entrance vestibule**
- **Lounge/dining room**
- **Kitchen/diner**
- **Four bedrooms (one en-suite shower room)**
- **Bathroom**
- **Gas central heating**
- **Off street parking for up to 5 vehicles**



Hannah Homes
16a High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
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Ramp access to the front of the property.

ENTRANCE VESTIBULE

Laminate flooring. Glass panel door opening to:

HALLWAY

Fitted double storage cupboard housing the electric meter and fuse box. Loft access hatch. Radiator. Carpeted.

KITCHEN/DINING ROOM

17'7" x 11'10" (5.37m x 3.61m) approx.

Fitted wall and base units with integrated fridge and dishwasher. Fitted electric oven, hob with extractor hood above. Tiled above the work tops. Radiator. Patio doors opening to the rear. Wooden floor.

UTILITY ROOM

13'2" x 5'7" (4.01m x 1.70m approx.

Fitted wall and base units. Washing machine and tumble dryer. Extractor fan. Gas boiler and control panel. Built in shelved cupboard housing the water tank. Laminate flooring. Rear door out.

LOUNGE/DINING ROOM

Separated by a feature archway

DINING AREA

13'10" x 9'9" (4.22m x 2.91m) approx.

Window to the side of the property. Carpeted. Radiator.

LOUNGE

17'7" x 13'4" (5.37m x 4.07m) approx.

Bay window to the front of the property. Two radiators. Carpeted.

BATHROOM

9'5" x 6'10" (2.88m x 2.08m) approx.

Three piece white suite with separate shower cubicle. Wet wall within shower cubicle. Tiled above the bath which has a mixer shower over and shower screen. Heated towel rail. Window to the rear. Vinyl floor covering. Extractor fan.

BEDROOM ONE

13'5" x 9'9" (4.10m x 2.97m) approx.

Double bedroom with built in double triple wardrobe with sliding mirror doors. BT and TV aerial points. Carpeted. Window to the front.

EN-SUITE SHOWER ROOM

11' x 7'1" (3.07m x 2.16m) approx.

White WC and wash hand basin. Shower cubicle with wet wall panels. Extractor fan. Radiator. Vinyl floor covering. Window to the side.

BEDROOM TWO

10'10" x 9'6" (3.30m x 2.91m) approx.

Double bedroom with built in double wardrobe with sliding mirror doors. Radiator. Window to the rear. Carpeted. BT point.

BEDROOM THREE

9'6" x 8'8" (2.90m x 2.64m) approx.

Double bedroom with built in double wardrobe with sliding mirror doors. Radiator. Window to the rear. Carpeted. BT point.

BEDROOM FOUR

10'9" x 9'11" (3.29m x 3.02m) approx.

Double bedroom with built in double wardrobe with sliding mirror doors. Carpeted. Radiator. Window to the front. BT point.

REAR GARDEN

Lock block driveway for parking up to 5 vehicles. Enclosed garden area with three sheds. Access around the side.

FRONT GARDEN

Enclosed walled garden with floral borders. Ramp access at the front door.

PRICE

Offers in the region of £295,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band E

VIEWING

By arrangement with the selling agents only.

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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
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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