



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**ROSSLYN, 41 SALTBURN, INVERGORDON,
ROSS-SHIRE, IV18 0JY**

Set within the peaceful shoreline community of Saltburn, is this deceptively spacious detached property which has an uninterrupted sea view overlooking the Cromarty Firth. The property is only a short distance to the closest Town of Invergordon which has most services and amenities. Invergordon is a major port of call for cruise liners, which you can see passing the window, bringing in thousands of tourists to the area. The Town has Churches, Primary Schools and a Secondary School, swimming pool, a Leisure Centre, Library and Golf Course. Saltburn and Westwood, has it's own active Community Council, Gardens, Playpark and Growers Association.

The accommodation consists of hallway, lounge/diner, kitchen/diner, bathroom with separate shower, utility room, office/study and one double bedroom—all on the ground floor, with a further 2 double bedrooms and a shower room, upstairs.

The property benefits from main gas central heating and of course the sea views. There is an enclosed garden to the rear of the property, with a detached garage and off street parking space.

EPC—Band C (69) Council tax band D

OFFERS OVER £285,000

- **Detached property**
- **Kitchen/diner**
- **Lounge/diner**
- **Utility room**
- **Bathroom**
- **Three double bedrooms**
- **Shower room**
- **Study/office**
- **Detached garage**
- **Enclosed rear garden**
- **Off street parking**
- **Uninterrupted sea view**



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ROSSLYN, 41 SALTBURN, INVERGORDON

HALLWAY (L-Shaped)

Access to all ground floor rooms. Wall mounted cupboard with electric meter and fuse box. Tiled floor.

LOUNGE/DINER

26' x 11'8" at widest point (8.13m x 3.55m) approx.

Window with sea view to the front. Carpeted. Two radiators. French doors opening to the rear garden.

KITCHEN/DINER

18'3" x 11'6" (5.58m x 3.52m) approx.

Numerous fitted wall and base units with built in double oven and ceramic hob with extractor hood above. Breakfast bar. Under unit lighting. Tiled above the work tops. Vinyl floor covering. Radiator. Rear door out.

UTILITY ROOM

9'2" x 7' (2.80m x 2.15m) approx.

Base units. Shelving. Tiled floor. Window to the rear of the property.

BATHROOM

10'2" x 7'8" (3.10m x 2.34m) approx.

Free standing bath, WC and wash hand basin with separate low level access shower cubicle. Tiled floor with under floor heating. Vertical bathroom radiator. Window to the rear of the property.

STUDY/OFFICE

9' x 6'4" (2.76m x 1.94m) approx.

Carpeted. Understairs storage cupboard. BT point.

BEDROOM ONE

11'6" x 9'5" (3.52m x 2.87m) approx.

Double bedroom with built in wardrobes and drawers. Sunken spotlights. Radiator. Window to the front with sea views.

Head up the carpeted stairs.

LANDING

Carpeted. Built in cupboards above the stairs. Storage cupboard housing the gas boiler. Velux window.

BEDROOM TWO

11'9" x 11'9" (3.58m x 3.58m) approx.

Double bedroom with combed ceiling. Radiator. Carpeted. Window to the front with views over the Cromarty Firth.

SHOWER ROOM

6'9" x 4'6" (2.08m x 1.38m) approx.

Shower cubicle. Vanity sink unit and toilet. Wet wall paneling and tiled walls. Extractor fan. Heated towel rail. Window to the rear of the property. Vinyl floor covering.

BEDROOM THREE

12'1" x 11'10" (3.68m x 3.61m) approx.

Double bedroom with coombed ceiling. Radiator. Carpeted. Window to the front with views over the Cromarty Firth.

REAR GARDEN

Enclosed, split level garden with patio area on low level and steps up to the lawn area. Detached single garage with power, light and water. Off street parking space. Sea view over the roof top to the Black Isle from the lawn area.

FRONT

There is extra parking across the road.

PRICE

Offers over £285,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band D

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 & facebook.

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