



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



Ferndene, 33 Saltburn Road, Invergordon, IV18 0HH

We are delighted to bring to the market this detached property in walk in condition. Set in an elevated position with stunning panoramic views across the Cromarty Firth to the Black Isle beyond, this spacious property offers an exceptional opportunity for family living located within walking distance of the High Street and local amenities which 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.

Invergordon 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. 40 minutes drive 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 property combines convenience with a peaceful setting.

The accommodation is generously proportioned throughout and comprises four bedrooms, a bright and welcoming lounge, a spacious kitchen/diner ideal for family life and entertaining, and a beautiful sun lounge perfectly positioned to make the most of the spectacular sea views. Further accommodation includes a family bathroom, separate WC, and a practical utility room.

Externally, the property benefits from mature garden grounds, ample driveway parking, and a detached garage, providing excellent storage and workspace options. There is also a summer house located in an elevated position in the rear garden with a patio area ideal for relaxing and taking in the views over the property and towards the Black Isle. Offering flexible living space in a sought-after location, this fantastic home is ideal for growing families or those seeking coastal living with easy access to local services

The property is over 2 floors. Ground floor has sun lounge, living room, two double bedrooms, WC, bathroom, kitchen/diner and utility room. First floor has a landing with built in storage cupboards, one double bedroom and one single bedroom.

EPC—Band D (64) Council Tax band D

What3words: [clerics.riskiest.friend](#)

OFFERS OVERS £340,000

- 4 bedrooms
- Kitchen/diner
- Living room
- Utility room
- Sun lounge
- WC
- Family bathroom
- Gas central heating
- Double glazing
- Detached garage
- Driveway
- Fully enclosed gardens
- Council tax Band D
- EPC Band D



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FRONT DOOR

Door opens into sun lounge

SUN LOUNGE

24'2" x 6'10" (7.36m x 2.10m) approx.

Beautiful sea views. Hardwood flooring. UPVC windows. 3 velux windows. 2 radiators.

From sun lounge, Bifold doors enter into living room and UPVC door enters into L-shaped hallway

HALLWAY

Hardwood flooring. Radiator. Coved ceiling. Under stairs storage. All ground floor rooms accessed from here.

LIVING ROOM

20'7" x 11'11" (6.27m x 3.64m) approx.

Hardwood flooring. Window to the side of the property. Fireplace with log burner. 2 radiators. Coved ceiling. Benefits from sea views through bifold doors to sun lounge.

BEDROOM 1

12'11" x 10'1" (3.95m x 3.09m) approx.

Window to the side of the property. Carpet. Built in wardrobes. Radiator. Coved ceiling.

BEDROOM 2

12'10" x 12'0" (3.95m x 3.67m) approx.

Window to the side of the property. Carpet. Radiator. Coved ceiling.

WC

6'10" x 4'3" (2.08m x 1.31m) approx.

Vinyl. WC. Wash hand basin. Radiator. Window to the side of the property. Tiled above wash hand basin.

FAMILY BATHROOM

9'8" x 6'6" (2.95m x 2.00m) approx.

Wash hand basin with built in vanity units above and below. WC. Bath. Shower cubicle with mixer shower. Tiled above bath and wash hand basin. Tiled around shower enclosure. Heated towel rail.

KITCHEN/DINER

18'6" x 19'1" (5.65m x 5.83m) approx.

Fully fitted kitchen with integrated dishwasher. Fridge/freezer. Freestanding cooker with gas hob and electric oven. Windows to the side and rear of the property. Karndene flooring. Coved ceiling. Dining area.

UTILITY ROOM

6'4" x 7'6" (1.94m x 2.29m) approx.

Worktop. Base and wall units. Laminate flooring. Coved ceiling. Washing machine. Tumble dryer. Gas boiler. Electricity fuse box. Window the rear of the property.

Back to hall and up the carpeted stairs to landing . . .

LANDING

Built in storage cupboards. Velux window. Carpet.

BEDROOM 3

8'3" x 6'10" (2.52m x 2.10m) approx.

Single bedroom. Carpet. Radiator. Window to the front of the property with sea views.

BEDROOM 4

12'9" x 14'3" (3.88m x 4.36m) approx.

Carpet. Radiator. Combed ceiling. Window to the front of the property with sea views. Velux window to rear.

OUTSIDE

There is a detached garage with up and over door and pedestrian access to the side. A driveway with parking for numerous vehicles. There is a sheltered patio area to the side of the garage. Fully enclosed split level garden to the rear which is well maintained and has a mix of mature shrubs, floral borders and a lawn area. The garden is mainly laid to lawn with mature trees and shrubs. There is a summer house located in an elevated position in the rear garden with a patio area.

PRICE

OFFERS OVER £340,000

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

Website:- www.hannah-homes.co.uk

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

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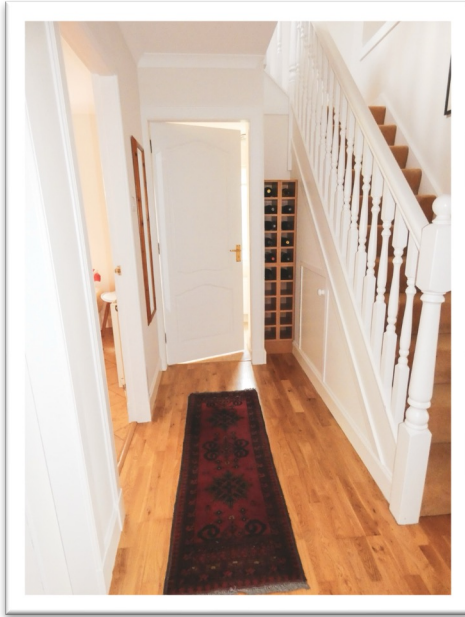
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