



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



15 KING STREET INVERGORDON, IV18 0EL

Located minutes from the High Street is this spacious detached property in need of some modernisation. Invergordon offers a good range of usual services including shops, hotels, primary and a secondary school. There is an 18-hole golf course and club within walking distance of the property, together with a bowling green. The town also has excellent bus and rail links to North and South. Inverness is approximately 25 miles away

The accommodation comprises: Hallway, lounge, kitchen/diner, three bedrooms, sitting room/bedroom four, bathroom with over bath shower. The property has oil fired central heating (although seller is unsure of working condition).

There is on street parking. Garden with mature trees and shrubs.

EPC—Band G.

Offers over £99,950

- **Detached property**
- **Lounge**
- **Kitchen/diner**
- **Hallway**
- **Bathroom with over bath shower**
- **Three/four bedrooms**
- **Oil central heating**
- **Minutes from High Street**



Hannah Homes
22 High Street
Alness
Ross-shire
IV17 0PS

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



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Entry to the property is through the front door of the property, which opens to:-

HALLWAY

Storage cupboard under stairs. One radiator.

BEDROOM THREE

10'1" x 7'11" (3.08m x 2.42m) approx.

Window to rear. Radiator.

SITTING ROOM/BEDROOM FOUR.

15'2" x 11'10" (4.63m x 3.62m) approx.

Window to front of property. Focal point fire on hearth. Radiator.

LOUNGE

15'3" x 12'11" (4.66m x 3.95m) approx.

Window to front of property. Focal point fire with wooden surround. Radiator. Wood cladding to walls to dado height.

KITCHEN/DINER

16'10" x 10'0" (5.13m x 3.05m) approx.

Kitchen has units fitted but would benefit from upgrading. Oil boiler

STAIRS FROM HALLWAY LEAD TO LANDING

BEDROOM ONE

14'8" x 12'8" (4.49m x 3.87m) approx.

Window to front. Radiator. Built in wardrobes with shelves and drawers

BATHROOM

10'1" x 5'10" (3.09m x 1.79m) approx.

Three piece bathroom suite with electric shower over bath. Tile walls over bath. Radiator. Shelved cupboard.

Skylight

BEDROOM TWO

14'8" x 11'9" (4.49m x 3.59m) approx.

Window to front. Radiator. Built in wardrobes with shelves and drawers

OUTSIDE

On street parking. Front garden with mature trees and shrubs and patio area, offering privacy to the rear. Garden shed.

PRICE

Offers over £99,950

(Over £20,000 below home report value)

ENTRY

Flexible by arrangement.

COUNCIL TAX

Band C.

VIEWING

By arrangement with the selling agents.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

22 High Street, AIness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

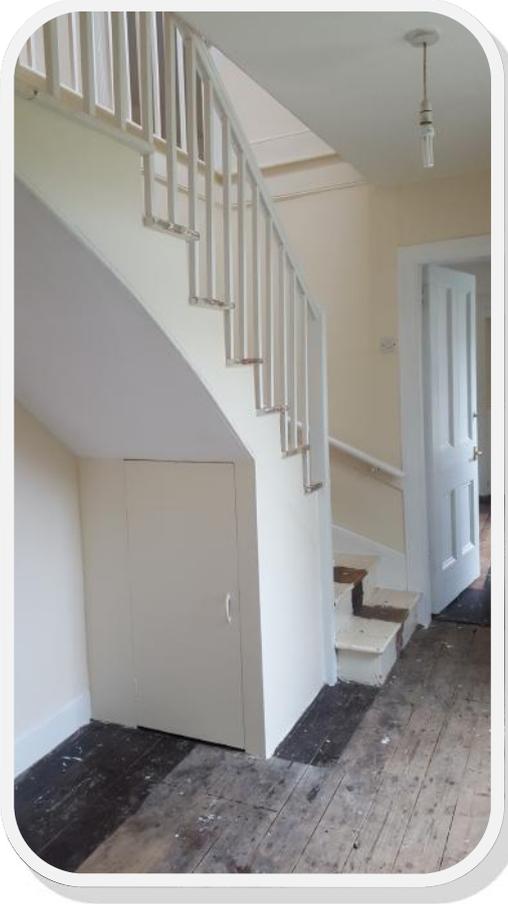
Website:- www.hannah-homes.co.uk

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

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