



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**121A HIGH STREET, INVERGORDON  
ROSS-SHIRE. IV18 0AD**

Situated on the High Street, is this two bedroom ground floor flat which is within walking distance of the shops and most amenities the Town has to offer including Leisure Centre, Golf Course, Churches, Primary and Secondary Schools, library and much more.

The accommodation comprises: entrance hall, living room, kitchen, shower room and two bedrooms. The property has gas heating and is fully double glazed. There is off street parking to the rear.

EPC—Band C

*Offers around £70,000*

- **Ground floor flat**
- **Living room**
- **Kitchen**
- **Shower room**
- **Two bedrooms**
- **Gas heating**
- **Double glazing**
- **Off street parking to the rear**
- **Walking distance to the shops & most amenities**



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

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



## **121A HIGH STREET, INVERGORDON**

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

### **ENTRANCE HALL**

Shelved storage cupboard. Cupboard housing electric meter and fuse box. Radiator. Carpeted.

### **BEDROOM TWO**

**9'8" x 6'9" (2.96m x 2.08m) approx.**

Built in single wardrobe. Radiator. Window to the front of the property. Carpeted.

### **LIVING ROOM**

**15'2" x 13'2" (4.64m x 4.01m) approx.**

Storage cupboard. Radiator. Window to the front of the property. Carpeted.

### **HALL**

Loft access hatch. Radiator. Carpeted.

### **SHOWER ROOM**

**7'1" x 4'10" (2.16m x 1.48m) approx.**

White suite. Shower cubicle with wet wall. Heated towel rail. Extractor fan. Tiled floor.

### **BEDROOM ONE**

**13'4" x 8'1" (4.08m x 2.48m) approx.**

Built in double wardrobe. Radiator. Carpeted.

### **OUTSIDE**

Off street parking to the rear.

### **PRICE**

Offers around £70,000

### **ENTRY**

Flexible by arrangement.

### **COUNCIL TAX**

Currently a Band A.

### **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, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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