



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



4 INGLIS ROAD, INVERGORDON, ROSS-SHIRE, IV18 0JB

Located in a popular area of the Town, is this semi-detached cottage which is within walking distance to most services and amenities Invergordon has to offer including Primary and Secondary Schools, Shops, Supermarkets, Dentist, Churches, Leisure Centre, Hospital, Golf Course, etc.

The City of Inverness lies approximately 23 miles to the South and has good commuting facilities by air, road and rail to the rest of the UK and beyond and also excellent shopping centres, etc.

The accommodation comprises:- entrance vestibule, living room, kitchen and dining room, shower room and two bedrooms. There is electric storage and panel heaters and double glazing throughout. Enclosed front and rear gardens with off street parking to the front. There is a garage to the rear of the property.

EPC—Band E.

OFFERS AROUND £95,000

- **Semi-detached bungalow**
- **Kitchen and dining room**
- **Living room**
- **Two bedrooms**
- **Shower room**
- **Double glazing**
- **Electric storage & panel heaters**
- **Enclosed front & rear gardens**
- **Off street parking**
- **Garage**



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

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



4 INGLIS ROAD, INVERGORDON

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

ENTRANCE VESTIBULE

Cupboard housing electric meter. Fuse box. Carpeted. Panel door opening to:-

LIVING ROOM

15'4" x 11'3" (4.67m x 3.44m) approx.

Double aspect windows. Stone fireplace with wooden mantle and tiled hearth, electric fire inset. Storage heater. Carpeted. Storage cupboard.

KITCHEN

10'7" x 8'5" (3.25m x 2.56m) approx.

Fitted wall and base units. Stainless steel sink unit. Vinyl floor covering. Window to the side of the property. Open plan to :-

DINING AREA

11'4" x 9'9" (3.46m x 2.99m) approx.

Patio doors opening to rear garden. Storage heater. Carpeted.

SHOWER ROOM

8'5" x 6'5" (2.57m x 1.97m) approx.

Shower cubicle. Partially tiled walls. Non slip flooring. Heated towel rail. Storage heater. Window to the rear of the property.

BEDROOM ONE

11'2" x 8'11" (3.42m x 2.73m) approx.

Double bedroom with built in, floor to ceiling wardrobes with sliding mirror doors. Panel heater. Window to the front of the property. Carpeted.

BEDROOM TWO

10'11" x 8'6" (3.33m x 2.59m) approx.

Built in double wardrobe with sliding mirror doors. Panel heater. Carpeted. Window to the rear of the property.

REAR GARDEN

Detached garage/workshop with power and light. Greenhouse. Mainly laid to grass.

FRONT GARDEN

Path leading to the front door with decorative chips to either side. Driveway.

SERVICES

Mains electric, telephone, water and drainage.

PRICE

Offers around £95,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band B

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, Alesch,
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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