



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**32 ROSS CRESCENT, MILTON, INVERGORDON,
ROSS-SHIRE, IV18 0PS**

This end terraced property is set within a cul-de-sac location in the village of Milton. The nearest Town, which has most services and amenities is Invergordon which is approximately 6 miles away and is a major port of call for cruise liners each year, 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 to name a few.

The village of Milton has it's own Primary School, Village shop and Community Centre and is on a regular bus route for heading North or South.

The accommodation consists of hall, lounge, kitchen/diner, rear lobby, bathroom and two double bedrooms. The property has good storage space.

The property has Air Source heating and is double glazed. There is parking close by and there are enclosed front and back gardens.

EPC—Band D (64) Council tax band A

Offers over £75,000

- **End terraced property**
- **Kitchen/diner**
- **Rear lobby**
- **Lounge**
- **Two double bedrooms**
- **Bathroom**
- **Air Source heat pump**
- **Front & rear gardens**
- **Parking close by**



Hannah Homes
16a High Street
Alness
Ross-shire
IV17 0PS

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



32 ROSS CRESCENT, MILTON, INVERGORDON

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

HALL

Two storage cupboards, one housing the electric meter and fuse box. Radiator. Storage space under the stairs.

LOUNGE

11'11" x 11'5" (3.63m x 3.49m) approx.

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

KITCHEN/DINER

11'11" x 11'5" (3.63m x 3.49m) approx.

Fitted wall and base units. Tiled above the work tops. Radiator. Window to the rear of the property.

REAR LOBBY

Rear door out to the garden. Walk in storage cupboard housing the water cylinder.

Head back to the hall and up the stairs to :-

LANDING

Storage cupboard. Loft access hatch. Radiator. Carpeted.

BATHROOM

6'5" x 6'2" (1.98m x 1.89m) approx.

Three piece suite with mixer shower over the bath. Partially tiled walls. Radiator. Window to the rear of the property. Xpelair fan. Carpeted.

BEDROOM ONE

14'4" x 10'5" (4.38m x 3.18m) approx.

Double bedroom with window to the front of the property. Storage cupboard/wardrobe. Radiator. Carpeted. Windows to the front of the property.

BEDROOM TWO

13'7" x 11'1" at widest point (4.14m x 3.38m) approx.

Double bedroom with built in wardrobe/storage cupboard. Radiator. Carpeted. Window to the rear of the property.

REAR GARDEN

Enclosed garden, laid to grass and paved path.

FRONT GARDEN

Enclosed garden, laid to grass, gravel and paved path.

PRICE

Offers over £75,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band A

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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