



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**ROWANLEA, 72A SALTBURN, INVERGORDON,
ROSS-SHIRE, IV18 0JZ**

This South facing, spacious detached bungalow is a short distance to the closest Town, Invergordon which has most services and amenities. Invergordon is a major port of call for cruise liners, which you can see passing over the roof tops, 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. Saltburn and Westwood, has it's own active Community Council, Gardens, Playpark and Growers Association.

The accommodation consists of conservatory, hallway, shower room, kitchen/dining room, lounge, four double bedrooms, utility room and bathroom. The property benefits from gas central heating.

There is an attached garage with power and light, and pedestrian access to the rear. There are enclosed front, side and rear Gardens, with parking for up to 4 cars on the driveway.

EPC—Band D (66) Council tax band E.

Offers over £250,000

- **Spacious detached bungalow**
- **Kitchen/dining room**
- **Conservatory**
- **Lounge**
- **Utility Room**
- **Shower room**
- **Bathroom**
- **Gas central heating**
- **Attached garage**
- **Enclosed gardens**



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ROWANLEA, 72A SALT BURN, INVERGORDON

Access to this spacious detached bungalow is through the French doors which opens to:-

CONSERVATORY

15'1" x 11'7" (4.61m x 3.53m) approx.

Views over the Cromarty Firth to the Black Isle. Tiled floor. Radiator. Ceiling fan/light.

HALLWAY

Built in double storage cupboard with sliding doors. Feature archway. Loft access hatch. Three radiators. Carpeted. Rear door out.

LOUNGE

20'7" at longest point x 17'5" (6.29m x 5.31m) approx.

Double aspect windows with views over the Cromarty Firth from the front. Feature marble fireplace with wooden surround and gas fire inset. Carpeted. Radiator.

KITCHEN/DINER

15'11" x 13'7" (4.85m x 4.16m) approx.

Modern fitted wall and base units with integrated fridge freezer. Double drain sink unit with mixer tap. Wet wall above the work tops. Extractor hood above the 6 ring gas range cooker. Under unit and plinth lighting. Window to the side of the property. Cupboard housing the gas boiler.

BATHROOM

9'6" x 6'10" (2.91m x 2.09m) approx.

White suite with vanity unit. Wet walled. Tiled floor. Radiator. Window to the rear of the property.

UTILITY ROOM

9'9" x 8'5" (2.97m x 2.58m) approx.

Fitted wall and base units. Laminate flooring. Window to the side of the property. Radiator.

SHOWER ROOM

9'8" x 4'6" (2.96m x 1.37m) approx.

White suite with walk in shower cubicle. Wet walled within the shower. Window to the rear of the property. Radiator.

BEDROOM ONE

11'10" x 11'8" (3.61m x 3.57m) approx.

Double bedroom with built in wardrobes and dressing table. Window to the rear of the property. Radiator. Carpeted.

BEDROOM TWO

11'10" x 11'9" (3.63m x 3.60m) approx.

Double bedroom with Howdens fitted wardrobe. Views over the Cromarty Firth. Radiator. Carpeted.

BEDROOM THREE

11'11" x 11'8" (3.64m x 3.56m) approx.

Double bedroom with built in double wardrobe. Window to the rear of the property. Radiator. Carpeted.

BEDROOM FOUR

11'8" x 9'6" (3.56m x 2.91m) approx.

Double bedroom with built in double wardrobe. Laminate floor covering. Radiator. Window looking into the Conservatory and the view over the Cromarty Firth.

GARAGE

25'10" x 9'11" (7.88m x 3.02m) approx.

Power and light. Up and over door with pedestrian access to the rear.

OUTSIDE

Fully enclosed front, side and rear gardens. Laid to grass and the front and rear with mature shrubs. Driveway to the front for parking up to 4 cars.

PRICE

Offers over £250,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band E

VIEWING

By arrangement with the selling agents only.

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OFFERS

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

16a 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.onthemarket.com, www.s1homes.com & facebook.

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