



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



7 Royal Court, Joss Street, Invergordon, IV18 0AS

This two bedroom first floor flat is in move in condition and would make a good first-time home or investment as a buy to let.

The property is situated within walking distance of the Town centre and most amenities include a supermarket, Post Office, hotels, library, Churches, Golf Course, Leisure Centre and swimming pool. Both Primary and Secondary school education is available in the Town with a regular train and bus service offering a connection to Inverness City Centre a short commute away.

The Highland Capital, Inverness, is approx. 1 hour drive south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

The property consists of two double bedrooms, living room, family bathroom and kitchen. There are two designated parking spaces outside the property. Gas has been brought to the outside of the property.

EPC—Band C (70)

FIXED PRICE £85,000

- 2 bedroom
- First floor flat
- Kitchen
- Living room
- Bathroom
- Electric storage heating
- Double glazing
- Designated parking spaces
- Close to town centre
- Council tax band B



Hannah Homes Estate &
Letting Agents Limited
16a High Street
Alness
Ross-shire
IV17 0PS

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



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FRONT DOOR

Front door leading upstairs to hallway. Carpet to staircase and hall.

KITCHEN

7'3" x 7'5" (2.21m x 2.28m) approx.

Vinyl flooring. Window. Storage heater. Integrated oven and hob. Extractor hood. Fitted wall and base units.

BATHROOM

5'7" x 6'10" (1.7m x 2.09m) approx.

WC. Wash hand basin. Bath with shower electric shower over bath. Tiled walls above bath and behind wash hand basin. Vinyl flooring. Window.

BEDROOM 1

10'10" x 11'1" (3.30m x 3.39m) approx.

Carpet. Panel heater. Cupboard. Window

LOUNGE

14'6" x 14'10" (4.42m x 4.52m) approx.

Carpet. Storage heater. Windows to front and rear.

BEDROOM 2

10'2" x 9'11" (3.10m x 3.04m) approx.

Carpet. Panel heater. Window. Built in double wardrobe.

OUTSIDE

There are two designated parking spaces.

PRICE

FIXED PRICE £85,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band B

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.boomin.com, www.s1homes.com & facebook.

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