



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



15 BLACKPARK AVENUE, INVERGORDON,  
ROSS-SHIRE, IV18 0HY

This mid terraced property is approximately a 15 minute walk to the High Street, however there is a regular bus service in the area. Invergordon has a variety of shops and other amenities including supermarkets, library, swimming pool, Golf Course, Churches, Primary and Secondary Schools and much more.

The accommodation comprises of hall, lounge/diner, kitchen, two double bedrooms, a box room and bathroom.

The property benefits from gas central heating and double glazing and there are enclosed front and rear gardens. Parking close by.

EPC—Band C (74) Council tax band A

*Offers over £92,000*

- **Mid terraced property**
- **Hall**
- **Kitchen**
- **Lounge/diner**
- **Two double bedrooms**
- **Box room**
- **Bathroom**
- **Gas heating**
- **Double glazing**
- **Enclosed 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



## **15 BLACKPARK AVENUE, INVERGORDON**

### **ENTRANCE HALL**

Shelved storage cupboard. Radiator. Carpeted.

### **LOUNGE/DINER**

**20'4" x 11' (6.21m x 3.36m) approx.**

Windows to the front and rear of the property. Two radiators. Room thermostat. Carpeted.

### **KITCHEN**

**10'5" x 8'2" (3.18m x 2.50m) approx.**

Wall and base units. Stainless steel sink unit. Window to the rear of the property. Rear door out. Walk in cupboard housing electric meter and fuse board. Radiator. Vinyl floor covering.

### **LANDING**

Shelved cupboard. Loft access hatch. Radiator. Carpeted.

### **BEDROOM ONE**

**13' x 10'4" (3.97m x 3.16m) approx.**

Double bedroom with window to the front of the property. Carpeted. Radiator.

### **BEDROOM TWO**

**12'8" x 9'6" (3.87m x 2.92m) approx.**

Double bedroom with window to the rear of the property. Carpeted. Radiator.

### **BATHROOM**

**6'7" x 5'5" (2.02m x 1.66m) approx.**

Brand new bathroom suite. Shower screen. Partial wet wall. Vinyl floor covering. Window to the rear. Extractor fan.

### **BOX ROOM**

**6'4" x 3'6" (1.93m x 1.08m) approx.**

Gas boiler. Small window to the front of the property.

### **FRONT GARDEN**

Laid to grass with paved path leading to the front door. Fully enclosed.

### **REAR GARDEN**

Fully enclosed with garden shed. Laid to grass with paved path.

### **PRICE**

Offers over £92,000

### **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](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), [www.onthemarket.com](http://www.onthemarket.com) & facebook.

**HANNAH HOMES** give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.



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