



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**8 KING EDWARD COURT, INVERGORDON,
ROSS-SHIRE, IV18 0RF**

Within walking distance to the Town centre is the one bedroom semi-detached bungalow with off street parking. Invergordon is a major port of call for cruise liners every year which brings 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. There is a train station and a regular bus service.

The accommodation consists of entrance vestibule, hall, office/dressing room, living room, kitchen, bathroom and double bedroom. There is an enclosed garden area to the side with a shed.

The property benefits from gas central heating and double glazing. There is off street parking to the front of the bungalow.

EPC—Band C (72)

Offers over £95,000

- **Semi-detached bungalow**
- **Kitchen**
- **Living room**
- **One double bedroom**
- **Bathroom**
- **Office/dressing room**
- **Garden to the side**
- **Gas central heating**
- **Off street parking**
- **Walking distance to the High Street**
- **Council tax band A**



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

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



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

ENTRANCE VESTIBULE

Carpeted. Door to:-

HALL

Built in shelved cupboard. Radiator. Laminate flooring.

OFFICE/DRESSING ROOM

6'3" x 5'1" (1.90m x 1.57m) approx.

Fitted double wardrobe with mirror sliding doors. Loft access hatch.

LIVING ROOM

15'7" x 12'4" at widest point (4.76m x 3.76m) approx.

Window to the front of the property. Radiator. Laminate flooring. Coved ceiling. Sliding door opening to:-

KITCHEN

11'2" x 7'10" (3.41m x 2.40m) approx.

Fitted wall and base units. Integrated fridge freezer. Electric oven, ceramic hob and extractor hood above. Gas boiler. Radiator. Under unit lighting. Vinyl floor covering. Window to the rear of the property.

BATHROOM

6'3" x 6'2" (1.92m x 1.89m) approx.

Three piece white suite. Shower over bath. Wet wall above bath. Shaver socket/light. Extractor fan. Radiator. Vinyl floor covering.

BEDROOM

10'10" x 10' (3.30m x 3.06m) approx.

Double bedroom with fitted wardrobe. Radiator. Window to the side of the property. Laminate floor covering.

OUTSIDE

Enclosed garden area to the front and side with decking, artificial grass and garden shed.

PRICE

Offers over £95,000

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:-**

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.s1homes.com & facebook.

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