



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**LISMORE, CROMLET DRIVE, INVERGORDON,  
ROSS-SHIRE, IV18 0BA**

This substantial, South facing detached bungalow is a short walk to the High Street and within walking distance to most amenities the Town has to offer. Invergordon 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.

The spacious accommodation consists of entrance hall, WC, bedroom one with walk in wardrobe and en-suite bathroom, lounge/dining room, kitchen/diner, sitting room, games room, hallway, bedroom 2 with en-suite shower room and walk in wardrobe, bedroom 3, family bathroom and bedroom four.

The property benefits from gas central heating and has an integral double garage. There is ample parking to the front of the property.

EPC—Band E (54)

Council tax band G

*Offers over £340,000*

- **Detached bungalow**
- **Kitchen/diner**
- **Sitting room**
- **Four double bedrooms, 2 with en-suites**
- **Family bathroom**
- **Games room**
- **Gas central heating**
- **Open fireplace**
- **Walking distance to shops and amenities**
- **Ample parking**



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

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## **LISMORE, CROMLET DRIVE, INVERGORDON**

Head up the driveway of Lismore which takes you to the parking area just outside the front door.

### **ENTRANCE HALL**

Feature brick alcoves with lights. Radiator. Carpeted.

### **WC**

**6'1" x 4'10" (1.85m x 1.48m) approx.**

Wash hand basin and WC. Radiator. Window to the front of the property. Vinyl floor covering.

### **BEDROOM ONE**

**13'2" x 12'10" (4.01m x 3.92m) approx.**

Double bedroom with bay window to the front. Radiator. Carpeted. Door to the walk in wardrobe, also a double mirror door wardrobe.

### **EN-SUITE BATHROOM**

**11'2" x 9'2" (3.40m x 2.79m) approx.**

Four piece bathroom suite including WC, wash hand basin, bath and bidet. Separate shower cubicle. Partially tiled walls. Radiator. Vinyl floor covering. Window to the rear of the property.

### **OPEN PLAN LOUNGE/DINING ROOM**

**LOUNGE 23'8" x 17'9" (7.22m x 5.42m) approx.**

Feature open fireplace. Patio doors to the front and rear. Two radiators. Carpeted.

**DINING AREA 14'6" x 13'6" (4.44m x 4.13m) approx.**

Step up the dining area. Laminate flooring. Radiator.

### **KITCHEN/DINER**

**19'7" x 13'2" (5.98m x 4.01m) approx.**

Fitted wall and base units with integrated dishwasher. Built in double electric oven. Ceramic hob. Tiled above the work tops. Radiator. Window to the side of the property. Open plan to:-

### **SITTING ROOM**

**19'7" x 10'10" (5.98m x 3.32m) approx.**

Patio doors to the front and rear of the property. Carpeted.

### **GAMES ROOM**

**23'6" x 19' (7.17m x 5.99m) approx.**

Two sets of patio doors opening to the side of the property. Full size snooker table with light above. Carpeted.

Head back through the kitchen and lounge to:

### **HALLWAY**

**33' x 4' (10.13m x 1.23m) approx.**

Three built in double storage cupboards with sliding mirror doors. Carpeted.

### **BEDROOM TWO**

**16'10" x 12' (5.13m x 3.75m) approx.**

Double bedroom with walk in wardrobe. Laminate flooring. Window to the rear.

### **EN-SUITE SHOWER ROOM**

**8'5" x 6'4" (2.58m x 2.06m) approx.**

Lower level access shower cubicle. WC and wash hand basin. Heated towel rail. Wet wall around the shower. Vinyl floor covering.

### **BEDROOM THREE**

**14'6" x 10'9" (4.43m x 3.30m) approx.**

Double bedroom with walk in wardrobe. Carpeted. Window to the side of the property.

### **FAMILY BATHROOM**

**14'6" x 8'1" (4.44m x 2.48m) approx.**

Jacuzzi bath, two wash hand basins and WC. Separate shower cubicle. Radiator. Vinyl floor covering. Window to the side of the property.

### **BEDROOM FOUR**

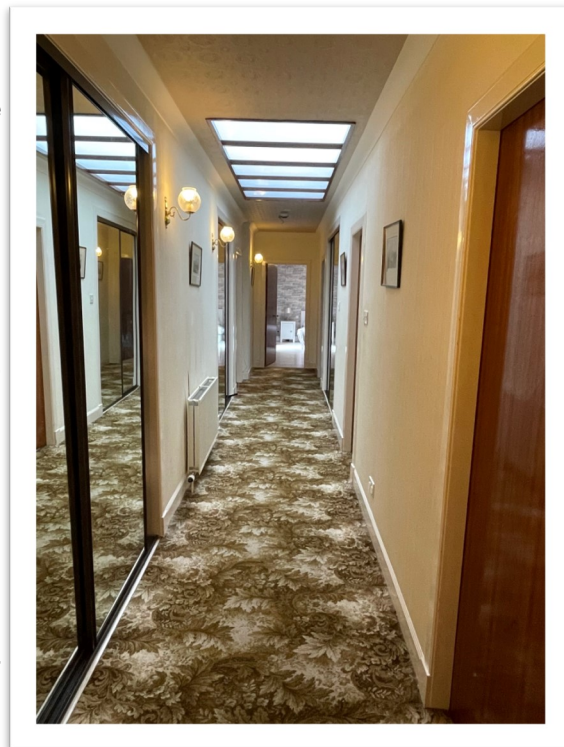
**14'6" x 11'2" (4.43m x 3.40m) approx.**

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

### **DOUBLE GARAGE**

**21'6" x 19' (6.57m x 5.97m) approx.**

Integral double garage with electric up and over door. Bay window to the front. Utility area. Shelving. Concrete floor. Power and light.



## **LISMORE, CROMLET DRIVE, INVERGORDON**

### **OUTSIDE**

Enclosed courtyard area to the rear. Laid to grass at the rear with a stone outbuilding, fruit trees and other mature shrubs. Patio area to the side with ample parking to the front.

### **PRICE**

Offers over £340,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band G

### **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](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) & 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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