



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



61 INVERBREAKIE DRIVE, INVERGORDON,  
ROSS-SHIRE, IV18 0HZ

Located in the coastal town of Invergordon is this well presented, mid terraced property which is approximately a 15 minute walk to the town centre. Invergordon has a variety of shops and services including a Co-op supermarket, Pharmacy, gift shops, Churches, Golf Course, Primary and Secondary Schools, to name a few.

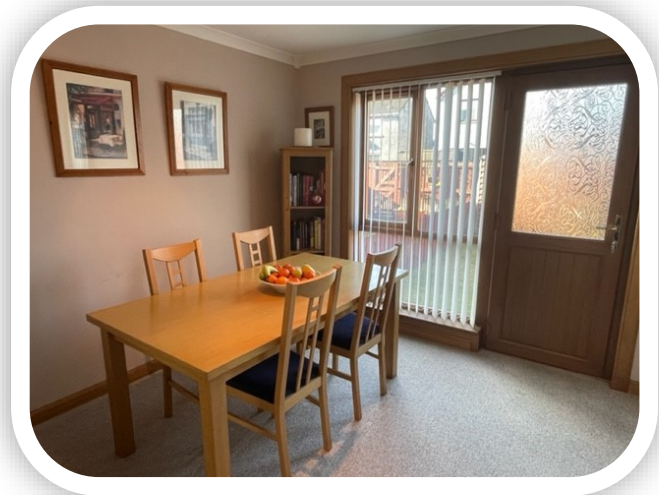
The accommodation comprises of a hall, living room, kitchen, dining room, bathroom and two double and one single bedrooms.

The property has electric storage & panel heaters and is fully double glazed. There is an enclosed garden to the rear.

EPC—Band D

*Offers over £105,000*

- **Mid terraced property**
- **Hall**
- **Kitchen**
- **Dining room**
- **Living room**
- **Three bedrooms**
- **Bathroom**
- **Electric storage/  
panel heaters**
- **Enclosed rear  
garden**
- **Parking to the  
front**



Hannah Homes  
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IV17 0PS

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## **61 INVERBREAKIE DRIVE, INVERGORDON**

### **ENTRANCE HALL**

Storage cupboard housing electric meter and fuse box. Understairs storage cupboard. Carpeted.

### **KITCHEN**

**9'6" x 8'8" (2.91m x 2.64m) approx.**

Fitted wall and base units. Stainless sink unit with mixer tap. Washing machine, cooker and fridge included. Tiled above work tops. Vinyl floor covering.

### **DINING ROOM**

**9'6" x 9'5" (2.90m x 2.87m) approx.**

Rear door out. Storage heater. Carpeted. Coved ceiling. Frosted glass side screen and door opening to:-

### **LIVING ROOM**

**15'7" x 12'2" (4.77m x 3.72m) approx.**

Large window to the front of the property. Storage heater. Carpeted. Coved ceiling. BT point.

### **LANDING**

Built in linen cupboard. Storage heater. Loft access hatch. Carpeted.

### **BATHROOM**

**6'5" x 5'9" (1.96m x 1.76m) approx.**

Three piece white suite with electric shower over the bath and shower screen. Partially tiled walls. Extractor fan. Vinyl floor covering.

### **BEDROOM ONE**

**11'7" x 9'6" (3.54m x 2.91m) approx.**

Double bedroom with built in wardrobe. Panel heater. Window to the rear of the property. Coved ceiling.

### **BEDROOM TWO**

**13'5" x 9'7" (4.10m x 2.93m) approx.**

Double bedroom with built in wardrobe. Window to the front of the property. Panel heater. Carpeted. Coved ceiling.

### **BEDROOM THREE**

**10'6" x 8'5" at widest point (3.20m x 2.57m) approx.**

Single bedroom with window to the front of the property. Built in wardrobe. Panel heater. Carpeted.

### **FRONT GARDEN**

Open plan and laid to grass.

### **REAR GARDEN**

Fully enclosed, laid to grass with paved path and patio area. Garden shed.

### **PRICE**

Offers over £105,000

### **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

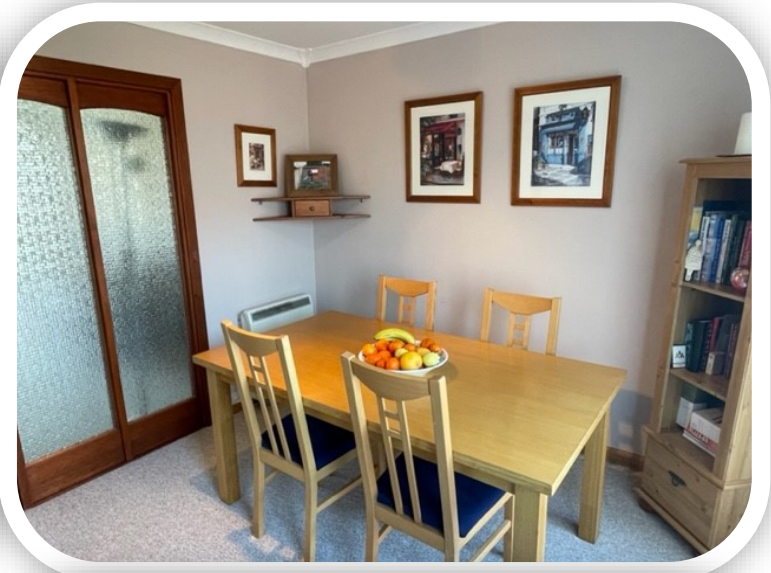
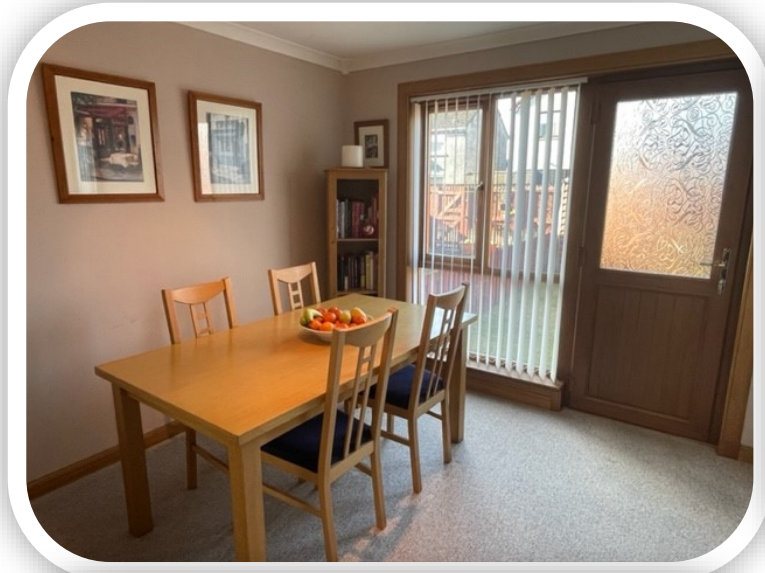
E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

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.boomin.com](http://www.boomin.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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