



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**2 WYVIS COURT, INVERGORDON,
ROSS-SHIRE, IV18 0DF**

This semi-detached bungalow, in walk in condition, is located just off the High Street of Invergordon. 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 to name a few.

The accommodation consists of entrance vestibule, hall, shower room, one double bedroom, lounge, kitchen, sun porch and office.

The property benefits from gas central heating and double glazing. There is parking to the front of the property, and both gardens are enclosed.

EPC—Band D (66)

Offers over £95,000

- **Semi-detached bungalow**
- **Kitchen**
- **Lounge**
- **One double bedroom**
- **Shower room**
- **Sun porch**
- **Office**
- **Gas central heating**
- **Parking to the front**
- **Enclosed gardens**
- **Council tax band A**



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

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



2 WYVIS COURT, INVERGORDON

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

ENTRANCE VESTIBULE

Carpeted. Door opening to:-

HALL

Built in shelved cupboard. Built in coat cupboard. Radiator. Carpeted.

SHOWER ROOM

7'8" x 6'4" (2.34m x 1.95m) approx.

Walk in shower cubicle with electric shower. Wet wall within the shower cubicle. Heated towel rail. Extractor fan. Partially tiled walls. Window to the front of the property.

BEDROOM

11'6" x 10' (3.52m x 3.07m) approx.

Double bedroom with built in wardrobe. Window to the front of the property. Carpeted. Radiator.

OFFICE

7'1" x 6'6" at widest point (2.17m x 1.98m) approx.

Loft access hatch. Carpeted.

LOUNGE

13'7" x 11'7" (4.15m x 3.53m) approx.

Window to the rear of the property. BT point. Carpeted. Radiator. Central heating control panel.

KITCHEN

9'8" x 6'10" (2.95m x 2.10m) approx.

Fitted wall and base units. Round stainless steel sink unit. Tiled above work tops. Stainless steel extractor cook hood. Radiator. Vinyl floor covering. Glass panel door opening to:

SUN PORCH

Radiator. Vinyl floor covering. Rear door out.

REAR GARDEN

Enclosed by a fence with a gate to the side. Laid to grass. Garden shed.

FRONT GARDEN

Enclosed by a fence. Some mature shrubs. Outside store.

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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