



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



8 MURRAY ROAD, INVERGORDON,
ROSS-SHIRE, IV18 0JG

Situated on a corner plot in the popular residential area of Murray Road in Invergordon is this semi-detached cottage. The accommodation comprises of an entrance vestibule, lounge/diner, kitchen, two bedrooms and a bathroom.

The Town Centre is approximately a 15 minute walk away. Invergordon has a variety of shops and services including a Co-op supermarket, gift shops, Churches, Golf Course, Primary and Secondary Schools, to name a few. Invergordon is a major port of call for cruise liners each year, bringing in thousands of tourists to the area.

The property benefits from gas central heating and is fully double glazed. There are front, side and rear gardens with off street parking for 2-3 cars.

EPC—Band D (66)

Offers over £125,000

- **Semi-detached cottage**
- **Entrance vestibule**
- **Kitchen**
- **Lounge**
- **Two bedrooms**
- **Bathroom**
- **Gas central heating**
- **Double glazing**
- **Off street parking**
- **Front, side & rear gardens**
- **Shed to the rear**



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

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



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ENTRANCE VESTIBULE

Laminate flooring. Electric meter and fuse box. Coat hooks. BT point. Door to:

LOUNGE/DINER

21'11" x 16'11" (6.68m x 5.18m) approx.

Fireplace with gas fire inset. Two radiators. Bright room with double aspect windows. TV aerial point.

KITCHEN

10'7" x 8'5" (3.24m x 2.57m) approx.

Fitted wall and base units with built in electric oven, ceramic hob and extractor hood above. Radiator. Vinyl floor covering. Loft access hatch. Window to the rear of the property.

BEDROOM ONE

11'3" x 8'11" (3.44m x 2.72m) approx.

Double bedroom with two built in double wardrobes and vanity unit. Radiator. Carpeted. Window to the front of the property.

BEDROOM TWO

9'1" x 8'6" (2.78m x 2.59m) approx.

Two built in double wardrobes. Window to the rear of the property. Radiator. Carpeted.

BATHROOM

8'6" x 6'4" (2.59m x 1.93m) approx.

Three piece white suite with electric shower over the bath. Partially tiled walls. Built in shelved cupboard. Radiator. Window to the rear of the property. Extractor fan.

FRONT GARDEN

Paved area just outside the front door. Gravel driveway for 2-3 cars.

REAR GARDEN

Enclosed garden, laid to gravel. Decking area and garden shed.

PRICE

Offers over £125,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band B

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

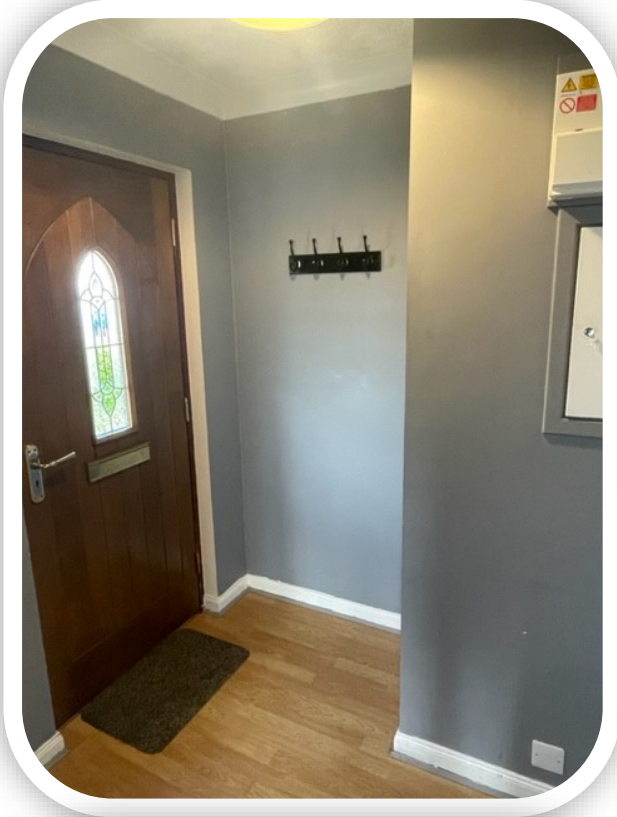
Website:- www.hannah-homes.co.uk



Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.boomin.com & facebook.

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