



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



173 HIGH STREET, INVERGORDON,
ROSS-SHIRE, IV18 0AL

Located on the High Street and within walking distance to most amenities is this mid terraced property. 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 accommodation consists of hallway, living room/diner and kitchen/diner—on the ground floor, with bathroom and two double bedrooms, upstairs.

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

EPC—Band E (41)

Offers over £110,000

- **Mid terraced property**
- **Kitchen/diner**
- **Living room/diner**
- **Two double bedrooms**
- **Bathroom with separate shower**
- **Gas central heating**
- **On street parking to the front**
- **Walking distance to shops and amenities**
- **Council tax band C**



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

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



173 HIGH STREET, INVERGORDON

Double doors opening to a small entrance vestibule which has the meter and fuse box.

HALL

Radiator. Carpeted. Feature archway to the stairs and living room/diner.

LIVING ROOM/DINER

23'2" x 12'8" (7.6m x 3.87m) approx.

Window to the front of the property. Shelved storage cupboard. Under stairs storage cupboard. Gas fire. Two radiators. Coving and dado rail. Carpeted. French doors opening to:-

KITCHEN/DINER

Kitchen area: 8'4" x 7'11" (2.56m x 2.41m) approx.

Fitted wall and base units with integrated dishwasher and fridge. Built in electric oven, gas hob and extractor hood above. Window to the rear of the property. Vinyl floor covering.

Dining area: 13'7" x 6'10" (4.15m x 2.10m) approx.

Radiator. Vinyl floor covering. Rear door out. Velux window.

Head back to the hallway, and up the first set of stairs to:

BATHROOM

8'1" x 7'5" (2.48m x 2.26m) approx.

White bathroom suite with separate shower cubicle, with electric shower. Partially tiled walls. Wet wall within shower cubicle. Pine panelled ceiling. Velux window to the rear of the property. Heated towel rail. Tiled floor.

Head up the second set of stairs to:

LANDING

Built in storage cupboard. Loft access hatch. Carpeted.

BEDROOM ONE

14'7" x 10' (4.46m x 3.07m) approx.

Double bedroom with built in wardrobes and cupboards. Linen cupboard housing water tank. Window to the front of the property. Carpeted. Radiator.

BEDROOM TWO

11'9" x 10'8" at widest point (3.60m x 3.27m) approx.

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

REAR GARDEN

Enclosed garden with patio area and small lawn. Greenhouse and garden shed.

FRONT GARDEN

Small enclosed garden.

PRICE

Offers over £110,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band C

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

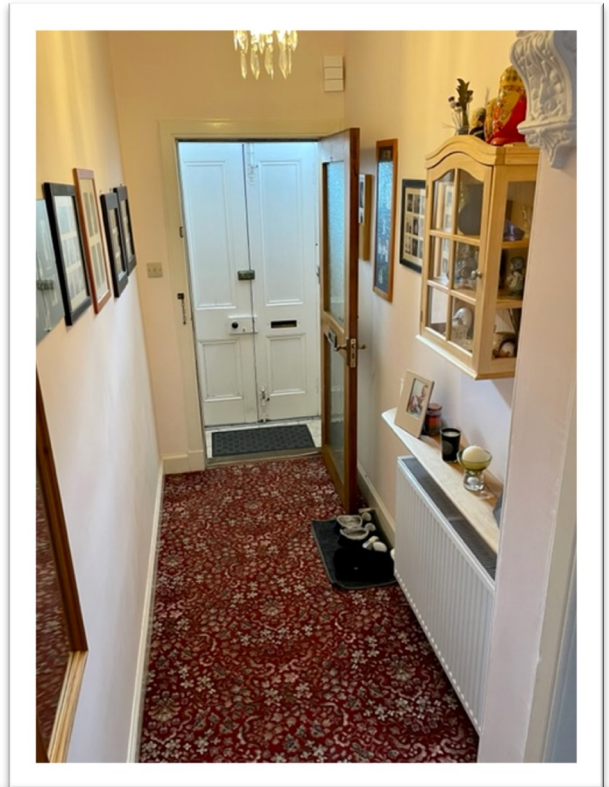
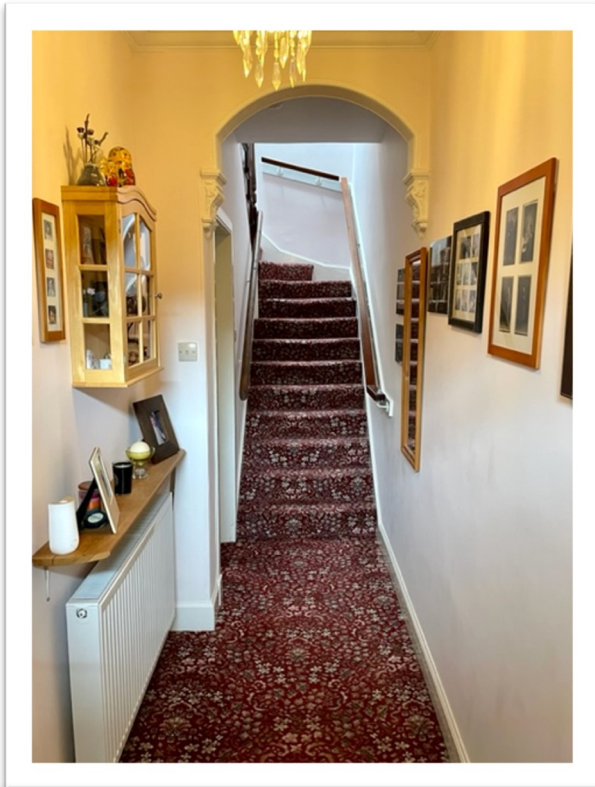
Website:- www.hannah-homes.co.uk

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



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