



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



131 HIGH STREET, INVERGORDON,
ROSS-SHIRE, IV18 0AJ

This spacious three bedroom maisonette is located on the High Street and just a short walk to all the shops that Invergordon has to offer. It is also within walking distance of Churches, Primary Schools and a Secondary School, a Leisure Centre, Library and Golf Course.

Access to the property is just off the High Street. There is a staircase that leads you to the main entrance door. Accommodation consists of hallway, bathroom with separate shower, one bedroom, kitchen and lounge—all on the first floor, which a further 2 double bedrooms on the second floor.

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

EPC—Band E (48)
Council tax band C

Offers around £97,500

- **Maisonette**
- **Kitchen**
- **Lounge**
- **Three bedrooms**
- **Bathroom with separate shower**
- **Gas central heating**
- **On street parking**
- **Walking distance to shops and amenities**



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

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



131 HIGH STREET, INVERGORDON

ENTRANCE STAIRWAY

Access to the property is off the High Street next to Macrae's of Scotland shop. Head up the stairs to the landing where the gas boiler is. Door opening to:-

HALL

Under stairs storage cupboard. Two built in storage cupboards. Cupboard housing fuse box. Radiator. Carpeted.

BATHROOM

11'6" x 8'3" at widest point (3.50m x 2.52m) approx.

White bathroom suite with separate shower cubicle. Radiator. Vinyl floor covering. Window to the front.

BEDROOM THREE

9'10" x 8'4" (3m x 2.54m) approx.

Radiator. Carpeted. Window to the front.

Head back to the hallway, step up to a further hall with storage cupboard and radiator.

KITCHEN

10'8" x 10'1" (3.25m x 3.09m) approx.

Fitted wall and base units. Washing machine, fridge freezer, cooker and fridge included. Breakfast bar. BT point. Vinyl floor covering. Window to the front.

LOUNGE

15'5" x 11'5" (4.7m x 3.48m) approx.

Shelved recess. Window to the front. Radiator. Carpeted.

Head back through the hallway and up the staircase

LANDING

Storage cupboard. Walk in storage cupboard with velux window.

BEDROOM TWO

11'6" x 11'5" (3.52m x 3.49m) approx.

Double bedroom with window to the front. Coombed ceiling. Radiator. Carpeted.

BEDROOM ONE

14'9" x 11'5" (4.49m x 3.48m) approx.

Double bedroom with window to the front. Coombed ceiling. Radiator. Carpeted.

PRICE

Offers around £97,500

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.

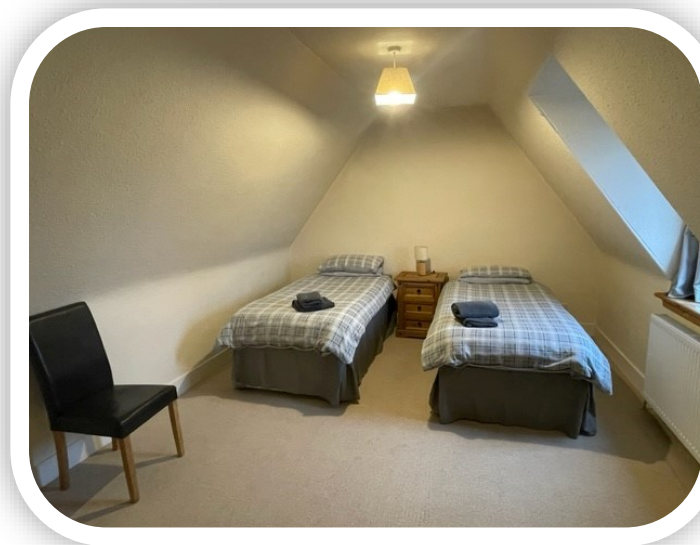
Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

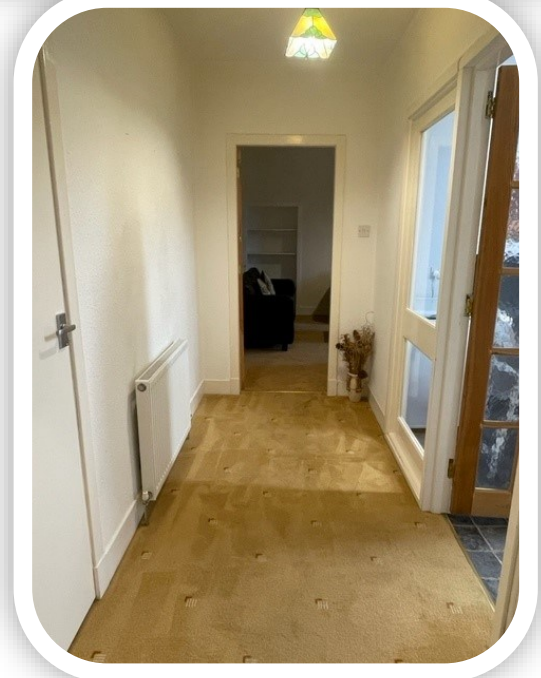
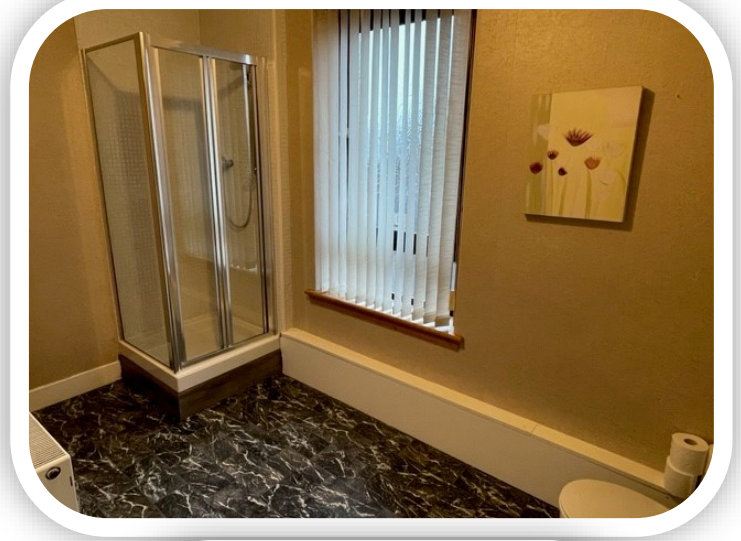
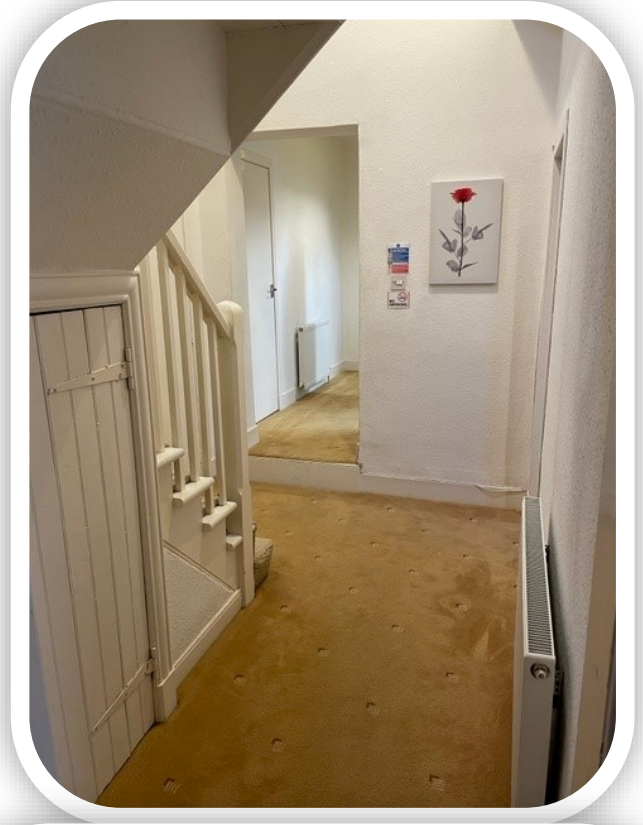
Website:- www.hannah-homes.co.uk

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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