



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**YEW TREE COTTAGE, 12 SALTBURN, INVERGORDON,
ROSS-SHIRE, IV18 0JX**

This South facing, detached bungalow, with an uninterrupted sea view is a short distance to the closest Town of Invergordon which has most services and amenities. Invergordon is a major port of call for cruise liners, which you can see passing the window, 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. Saltburn and Westwood, has it's own active Community Council, Gardens, Playpark and Growers Association.

The bungalow, consists of entrance vestibule, hallway, lounge, kitchen, three bedrooms and a shower room.

The property benefits from main gas central heating and double glazing throughout, and of course the sea views. There is a driveway to the front and vehicle access to the rear and the garage. There is ramp access from the front, round the side of the bungalow and to the rear. Private garden to the rear.

EPC—Band D(64) Council tax band C

Offers over £230,000

- **Detached bungalow**
- **Uninterrupted sea views**
- **Kitchen**
- **Lounge**
- **Entrance vestibule**
- **Three bedrooms**
- **Shower room**
- **Off street parking to the rear**
- **Garage, workshop & shed**
- **Gas central heating**
- **Private rear garden**



Hannah Homes
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YEW TREE COTTAGE, 12 SALT BURN, INVERGORDON

Glazed front door with side screen, opening to the entrance vestibule with a further door to:

HALLWAY **T-SHAPED**

Access to all rooms on the property. Access hatch to floored loft for extra storage. Two double storage cupboard with extra storage above. Coat cupboard housing electric meter and fuse board. Radiator. Vinyl floor covering.

LOUNGE

17'3" x 12'10" (5.26m x 3.92m) approx.

Feature brick fireplace with electric fire inset, tiled hearth and wooden mantle-piece. Double aspect windows with a sea view to the front. Carpeted. Two radiators.

KITCHEN

13'5" x 10'9" (4.09m x 3.29m) approx.

Walk in storage cupboard housing the gas boiler. Built in shelved cupboard. Tiled above the work tops. Fridge freezer, washing machine and cooker included. Radiator. Vinyl floor covering. Window and door to the rear of the property.

BEDROOM ONE

11'2" x 10' (3.42m x 3.06m) approx.

Double bedroom with fitted wardrobes and cupboards above the bed. Dressing table. Window to the front of the property offering sea views. Carpeted. Radiator.

SHOWER/WET ROOM

8'9" x 6'5" (2.67m x 1.96m) approx.

Walk in shower. Non slip flooring. Window to the side of the property. Heated towel rail.

BEDROOM TWO

13'2" at longest point x 9'11" (4.02m x 3.02m) approx.

Double bedroom. Window to the rear of the property. Carpeted. Radiator.

BEDROOM THREE

13'2" x 8'1" (4.03m x 2.47m) approx.

Double bedroom. Window to the rear of the property. Carpeted. Radiator.

GARAGE/WORKTOP

17'10" x 11'3" (5.44m x 3.44m) approx.

Roller door to the front and pedestrian access to the side. Power and light with a worktop to the rear. Separate shed/store attached with WC.

REAR GARDEN

Ramp access from the front of the property to the rear. Steps up to grassed area and drying area. Garage/worktop and shed with parking to the rear. Patio area. Outside tap.

FRONT

Concrete/tarmac driveway. Low maintenance garden, mainly laid to gravel.

PRICE

Offers over £230,000

ENTRY

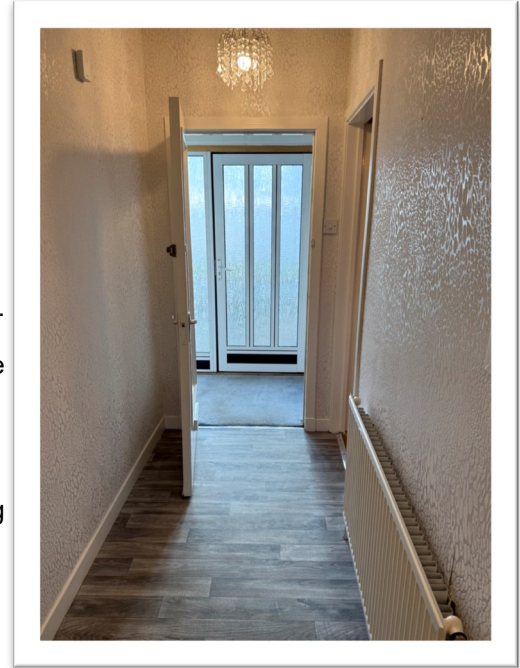
Any entry date will be considered.

COUNCIL TAX

Currently a band C

VIEWING

By arrangement with the selling agents only.



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OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD.:-**

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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