



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**52 GORDON TERRACE, INVERGORDON,
ROSS-SHIRE, IV18 0DA**

This three bedroom end terraced property will make a comfortable family home in this popular residential area of Invergordon. There is off street parking to the side of the property for 2 cars. The accommodation consists of entrance hall, study/box room, kitchen/diner, lounge, bathroom and three bedrooms.

The property is situated within walking distance of the Town centre and most amenities include a supermarket, Post Office, hotels, library, Churches, Golf Course, Leisure Centre and swimming pool. Both Primary and Secondary school education is available in the Town with a regular train and bus service offering a connection to Inverness City Centre a short commute away.

The property benefits from gas central heating and double glazing. There is a driveway to the side.

EPC—Band E (53) Council tax band B

Offers over £135,000

- **End terraced property**
- **Kitchen/diner**
- **Lounge**
- **Three bedrooms**
- **Study/boxroom**
- **Bathroom**
- **Front & rear gardens**
- **Driveway to the side**
- **Gas central heating**
- **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



52 GORDON TERRACE, INVERGORDON

ENTRANCE HALL

Front door. Carpeted. Radiator.

STUDY/BOXROOM

Power and light. Housing the electric meter and fuse box.

LOUNGE

18' x 11'2" (5.53m x 3.41m) approx.

Feature fireplace with condensing gas back boiler. Electric fire inset. Caithness slab hearth. Windows to the front and rear of the property. Radiator. Carpeted. Sunken spotlights with dimmer switches.

KITCHEN/DINER

11'1" x 10'2" (3.39m x 3.12m) approx.

Fitted wall and base units. Tiled above the work tops. Fridge freezer, washing machine and tumble dryer included. Built in electric double oven, ceramic hob and extractor hood above. Window to the rear of the property. Under stairs cupboard by the rear door. Radiator. Vinyl floor covering.

Head up the carpeted stairs

LANDING

Loft access hatch. Window to the rear of the property.

BEDROOM ONE

11'4" x 10'3" (3.45m x 3.14m) approx.

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

BATHROOM

6'11" x 6'4" (2.12m x 1.94m) approx.

Three piece white suite with electric shower over the bath. Shower screen. Wet wall paneling above bathroom fixtures. Window to the rear of the property. Vinyl floor covering. Extractor fan.

BEDROOM TWO

11'8" x 7'11" (3.56m x 2.43m) approx.

Linen cupboard housing the water cylinder. Fitted wardrobe. Radiator. Window to the rear of the property. Carpeted.

BEDROOM THREE

14'7" x 8'6" (4.45m x 2.60m) approx.

Two windows to the front of the property. Radiator. Carpeted.

FRONT GARDEN

Enclosed garden, laid to grass and path to the front door. Driveway to the side for parking 2 cars.

REAR GARDEN

Fully enclosed by a fence. Raised lawn area. Large patio area. Garden shed. Outside tap.

PRICE

Offers over £135,000

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 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, www.onthemarket.com & facebook.

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