

2 Station Road, Invergordon, Ross-Shire, IV18 0RY

Offers Over £185,000





Rare opportunity to purchase a substantial semi-detached villa centrally located in the pretty coastal town of Invergordon. 2 Station Road is a deceptively spacious property with an integral garage, off-street parking and enclosed rear garden. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 4 Bedrooms, Shower Room and Bathroom. The property benefits from double glazing and gas central heating. Generous accommodation within walking distance of transport links, shops and all amenities. Ideal for a variety of purchasers. Viewing is highly recommended.



2 Station Road is set in the heart of Invergordon, a small town in the northeast Highlands of Scotland on the shores of the Cromarty Firth, approximately 26 miles north of Inverness. It is a major port of call for cruise liners and Summer visitors. It has a bustling High Street with a new Co-op supermarket. The town is just off the route of famous North Coast 500, scenic drive around the north Highlands. There are both primary and secondary schools and a popular leisure centre. Skibo Castle, the River Averon and various golf courses are not far away. This is a good area for outdoor pursuits, such as fishing, golfing, shooting, hill walking and wildlife spotting.



Entrance Vestibule: 1.94m x 0.96m

Entered via a glazed Upvc front door with glazed side-panel. Radiator.

Hall:

Large hall with large shelved cupboard and further under-stair cupboard. Radiator.

Living Room: 5.25m x 4.21m

Spacious room with picture window to the front. Open fireplace with wooden mantle and slate surround. Radiator.

Kitchen/Diner: 4.47m x 3.55m

Generously proportioned room with window overlooking the rear garden. Modern floor and wall mounted units with ample work surfaces and matching upstands. Stainless steel 1½ stainless steel sink and drainer. Bosch fridge/freezer, washing machine and Indesit dishwasher are all included. Electric oven and hob with extractor over. Large pantry cupboard stores the central heating boiler. Further shelved larder cupboard. Space for informal dining. Glazed door to rear hall. Radiator.

Bathroom: 2.40m x 1.97m

With white WC, vanity wash hand basin and bath with mains shower over. Wetwall panels. Window to the rear. Shaver light and towel radiator.

Bedroom 1: 3.30m x 2.90m

Practical ground floor bedroom which could also be used as a family room or home office. Window overlooks the rear garden. Radiator.

Stairs from the hall, lead to the first floor landing. Cupboard into the eaves with generous storage. Access hatch to the attic.

Bedroom 2: 4.58m x 3.06m

Bright bedroom with Velux window overlooking the front to Fyrish Hill in the distance. Fitted wardrobe. Radiator.

Shower Room: 2.08m x 1.02m

With white WC, wash hand basin and shower cubicle with electric Triton shower. Velux window to the rear. Radiator.

Bedroom 3: 3.09m x 2.44m

Velux window to the front. Fitted cupboard provides ample storage. Radiator.





Bedroom 4: 4.58m x 3.07m

Large bedroom with window to the side. Fitted wardrobe. Radiator.

Garage:

Integral garage and off-street parking for two cars. The garage has a roller door, power, light and concrete floor.

Garden:

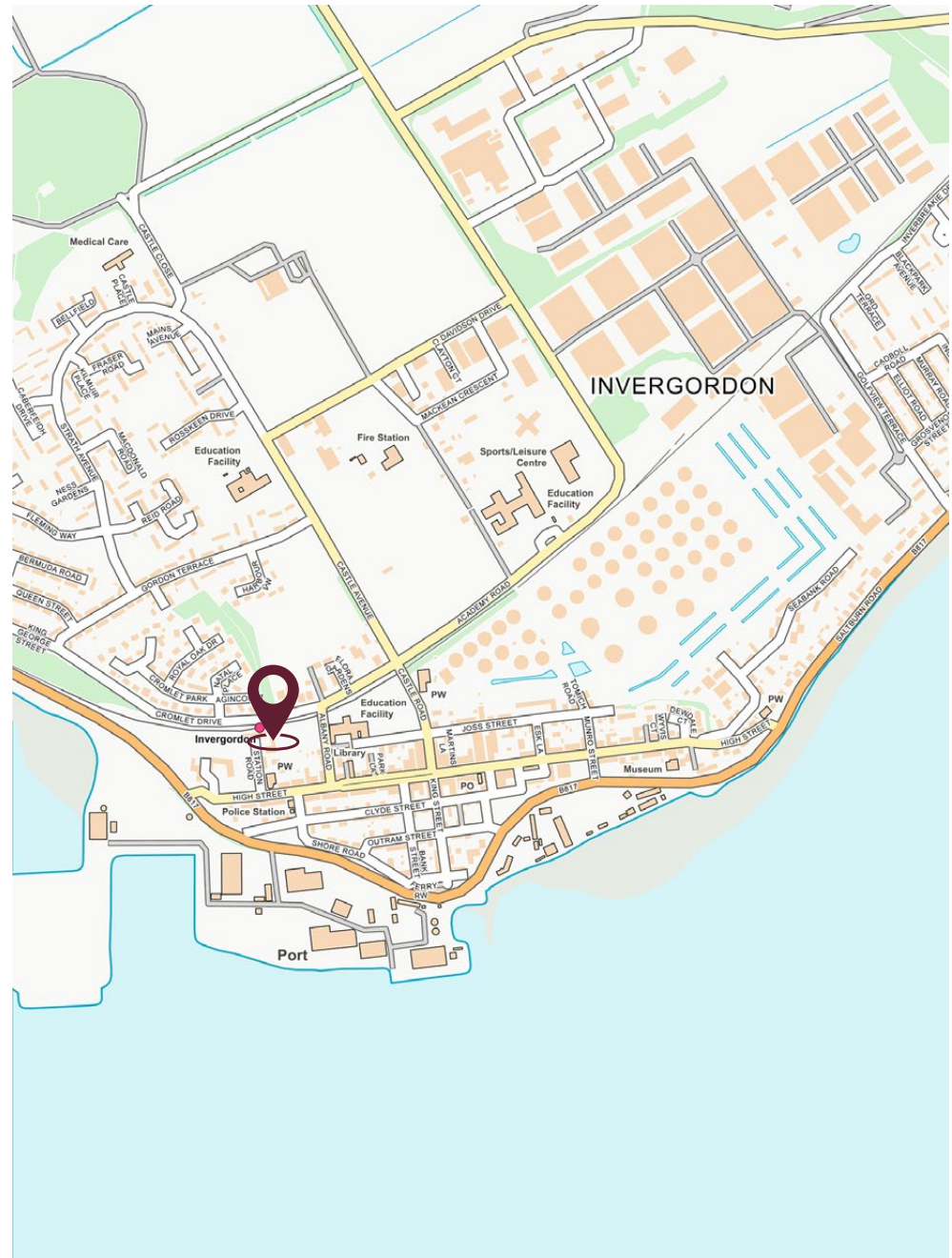
There is a grassed area to the front of the property and a gravel path leads round to the enclosed rear garden. The rear garden is mainly laid to grass with a paved area and a decked area. Outside tap and external lighting.

Viewing:

Please contact the seller on 07986 332527.

EPC Rating: D**Location:**

<https://w3w.co/unravel.funny.barstool>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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