

49 Saltburn Road, Invergordon, Ross-Shire IV18 0HH

Offers Over £425,000





Stunning detached villa on the shore front in the coastal town of Invergordon overlooking the Cromarty Firth to the Black Isle. Accommodation: Entrance Vestibule, Hall, Living Room, Sitting Room, Kitchen/Dining Room, Rear Hall, Utility Room, 5 Bedrooms (2 En-suite & 1 Dressing Room), Bathroom and Shower Room. The property is found in immaculate condition. Recently decorated throughout to a high standard. Excellent storage, feature radiators, illuminated balcony, double glazing, gas central heating, two multi-fuel stoves and a wood-burning stove. Spacious accommodation with a large dining kitchen and two reception rooms. Enclosed garden to the rear and further ground to the front. Extensive detached garage with workroom/studio over and generous off-street parking. Blinds, curtains and light fittings are all included. Viewing is highly recommended.

49 Saltburn Road enjoys uninterrupted views out across the Cromarty Firth and is located a short distance from the bustling town of Invergordon. The town itself enjoys a variety of facilities including shops, national supermarkets, primary and secondary schooling, medical and leisure centre with swimming pool, together with golf clubs, cafes, restaurants and bars. There are excellent rail and bus links to the north and south. Inverness is 22 miles away and has a full complement of shops, national supermarkets, bars, restaurants, leisure & entertainment facilities and the airport which is eight miles from the city. The Highland capital of Inverness is approximately 25 minutes away making it easily commutable. The shore of the Cromarty Firth is across the road and there are golf courses, forest walks and a leisure centre nearby. Invergordon has a railway station and there are good bus links.







**Entrance Vestibule:** 1.83m x 1.33m

Welcoming vestibule entered via a covered decked area with Upvc door. Radiator. Glazed door with glazed side panels to the hall.

**Hall:**

Spacious hall with oak flooring and decorated in classic neutral tones. Understair cupboard with light. Two radiators.

**Living Room:** 5.52m (w) x 4.94m

Large room with French doors to the front deck and further windows to the front overlooking the Cromarty Firth. Enclosed fire with wooden mantle, slate hearth and stone surround. Oak flooring. Radiator.

**Kitchen/Dining Room:** 9.06m x 3.80m

Generously proportioned dining kitchen with ample storage and a large kitchen island with a breakfast bar. Rangemaster 6-ring, double oven stove with extractor hood. Triple aspect room with windows to the front, sides and rear. 1½ Bowl sink. Integral Bosch dishwasher. Plumbed in Samsung fridge/freezer is included. Wood-burning stove in the dining area. Two radiators.

**Rear Hall:** 2.11m x 2.08m

Entered from the rear driveway. Coat & boot storage. Radiator.

**Utility Room:** 3.91m x 2.00m

Practical room with work top, Belfast sink/drainer, floor mounted cabinets and large shelved airing storage. Hotpoint washing machine. Two windows to the rear and Velux to the side. Radiator.

**Shower Room:** 2.09m x 1.66m

Situated off the utility room and set up as a wet room. Window to the side. Comprising WC, wash hand basin and mains shower. Heated towel radiator. Tiled walls and flooring. Extractor fan.

**Bedroom 1:** 4.53m x 4.00m

Spacious room with window to the front and Firth views. Two fitted wardrobes and dressing table. Radiator.

**En-suite Shower Room:** 3.02m x 1.86m

Practical room with window to the side. Comprising WC, two wash hand basins and mains shower. Tiled flooring and walls. Heated towel radiator. Extractor fan.







**Bathroom:** 3.14m x 2.51m

Fresh room with window to the rear. Comprising WC, wash hand basin in a vanity unit and jacuzzi bath. Heated towel radiator. Extractor fan and illuminated mirror.

**Bedroom 2:** 3.76m x 3.55m

Double aspect room with windows to the rear and side. Fitted wardrobe and shelved alcove. Radiator.

**Bedroom 3:** 4.57m x 2.95m

Bright room with window to the rear. Radiator.

**Sitting Room:**

Stairs lead up to the large upper reception room which has French doors opening to a balcony overlooking the Cromarty Firth. Superb room for watching the cruise ships and boats sailing by. Two Velux windows to the rear. Multi-fuel stove on a slate hearth. Radiator. Generous storage cupboard into the eaves with Velux to rear.

**Bedroom 4:** 5.04m x 3.81m

Extensive bedroom with dormer window to the side. Walk-in dressing room with fitted shelving and access to storage in the eaves. Coombed ceiling adds character without affecting head height. Radiator.

**En-Suite Shower Room:** 2.77m x 1.80m

Light room with WC, wash hand basin and main shower with cloudburst shower head. Extractor fan and Velux window to the rear. Heated towel rail and illuminated mirror.

**Bedroom 5:** 5.55m x 2.55m (w)

With window to the side and coombed ceiling. Currently used as a home office. Access to the eaves. Radiator.

**Garage:** 7.66m x 6.34m

The property benefits from a large detached garage with electric roller door, pedestrian door and windows to the side. Generous external storage to the rear. Power, light and concrete floor. Steps at the side lead to the practical workroom/studio above.









**Workroom/Studio:** 3.70m x 7.50m

Flexible space previously used as a workroom. Potential for granny flat, subject to planning. Velux windows to the front and further window to the side. Radiator.

**Garden:**

49 Saltburn Road sits on a moderately sloped site with a tarred driveway providing parking for a number of vehicles. Boundaries are by way of walls, fences and hedges. The rear garden is mainly laid to grass with an extensive wildflower border and fruit trees. Fully enclosed making it safe for children or pets. Low maintenance gravelled area to the side with wood store and whirligig. External power, tap and lights. The front garden is laid to grass with a beech hedge border to the front.



**Viewing:**

Please contact Mr Hudson on 07802 423318 or Mrs Hudson on 07742128888 or the Selling Agents.

*EPC Rating: C*





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