

Nia-Roo, 79 Saltburn, Invergordon, Ross-Shire IV18 0JZ

Offers Over £245,000







Superb opportunity to purchase a detached property with outstanding views over the Cromarty Firth. Nia-Roo is a detached villa in the pretty coastal village of Saltburn with open views to the Black Isle. Accommodation: Porch, Hall, Living Room, Sitting/ Dining Room, Kitchen/Diner, Rear Hall, Store, 3 Bedrooms and Bathroom. The property is mainly double glazed and has oil central heating. Light and bright accommodation with two reception rooms and excellent storage. Enclosed garden to the front and further garden to the rear. White goods and furniture available via separate negotiation. Viewing is highly recommended.

Saltburn is a delightful little community adjoining the bustling town of Invergordon. Invergordon is a town in the northeast Highlands of Scotland, on the shores of the Cromarty Firth, approximately 26 miles north of Inverness. Awarded Green Freeport status in 2023 to focus on various industries including, offshore wind, hydrogen and nuclear. It is expected to create 25,000 jobs and generate up to £4.8 billion in investment for the area. Invergordon is also a major port of call for cruise liners and Summer visitors, on the route of famous NC500 scenic drive around the Highlands. It has a bustling High Street with a new Co-op supermarket. There are both primary and secondary schools and a popular leisure centre. The Fyrish Monument, the River Averon and various golf courses are not far away. Ideal area for outdoor pursuits, such as walking, cycling, fishing, swimming and wildlife spotting.





### **Entrance Porch: 2.80m x 1.65m**

Welcoming porch with windows on three side and front offering panoramic views of the Cromarty Firth, Black Isle and Sutors. Light. Glazed door to the hall.

### **Hall:**

Light hall decorated in classic neutral tones. Understair cupboard provides good storage. Radiator.

### **Living Room: 4.58m x 3.58m**

Spacious room with patio windows to the front overlooking the Cromarty Firth. Open fire with wooden mantle and marble surround. Shelved alcove with cupboard storage below. Radiator.

### **Sitting/Dining Room: 4.60m x 3.04m**

Second reception room which could be used as a sitting room or dining room. Floor-to-ceiling windows to the front offer superb views. Glazed hatch to the kitchen. Display shelving. Shelved alcove with cupboard storage below. Radiator.

### **Kitchen/Diner: 4.03m x 2.39m**

Large kitchen with window to the rear overlooking the garden. Base and wall units with under-unit lighting provide generous storage and work surfaces. Shelved pantry cupboard. Stainless steel sink with double drainer. Extractor fan. Fitted breakfast bar for casual dining. Glass sliding hatch to the sitting/dining room. Feature wood panelling. Radiator.



### **Rear Hall: 2.05m x 1.01m**

Glazed on two sides overlooking the garden. External glazed door to the rear.

### **Store Room: 1.23m x 1.57m**

Window to the side.



Stairs from the hall lead to the upper landing which provides access to three bedrooms, the balcony and the bathroom. Spacious landing with windows and glazed door opening to the balcony. Large shelved cupboard stores the hot water tank.

### **Balcony:**

Situated over the entrance porch and a superb area for enjoying the open views to the front. Bounded by metal railings.





**Bedroom 1:** *4.08m x 3.86m*

Generously proportioned room with window to the front looking over to the Black Isle. Two fitted double wardrobes with an inbuilt dressing table. Wash hand basin set in a vanity unit. Radiator.

**Bedroom 2:** *3.00m x 2.28m*

Also situated at the front with views over the Cromarty Firth. Fitted cupboard provides good storage. Radiator.

**Bedroom 3:** *2.86m x 2.27m*

Quietly located to the rear of the property with window overlooking the rear garden and to the hills beyond. Fitted cupboard. Radiator.

**Bathroom:** *2.36m x 2.20m*

Fresh and bright room with window to the rear. Comprising WC, wash hand basin and bath with mixer tap and electric Mira Sport shower over. Heated towel radiator. Xpelair. Shaver socket and mirrored cabinet. Access hatch to the attic. Tiled to half-height.

**Garden:**

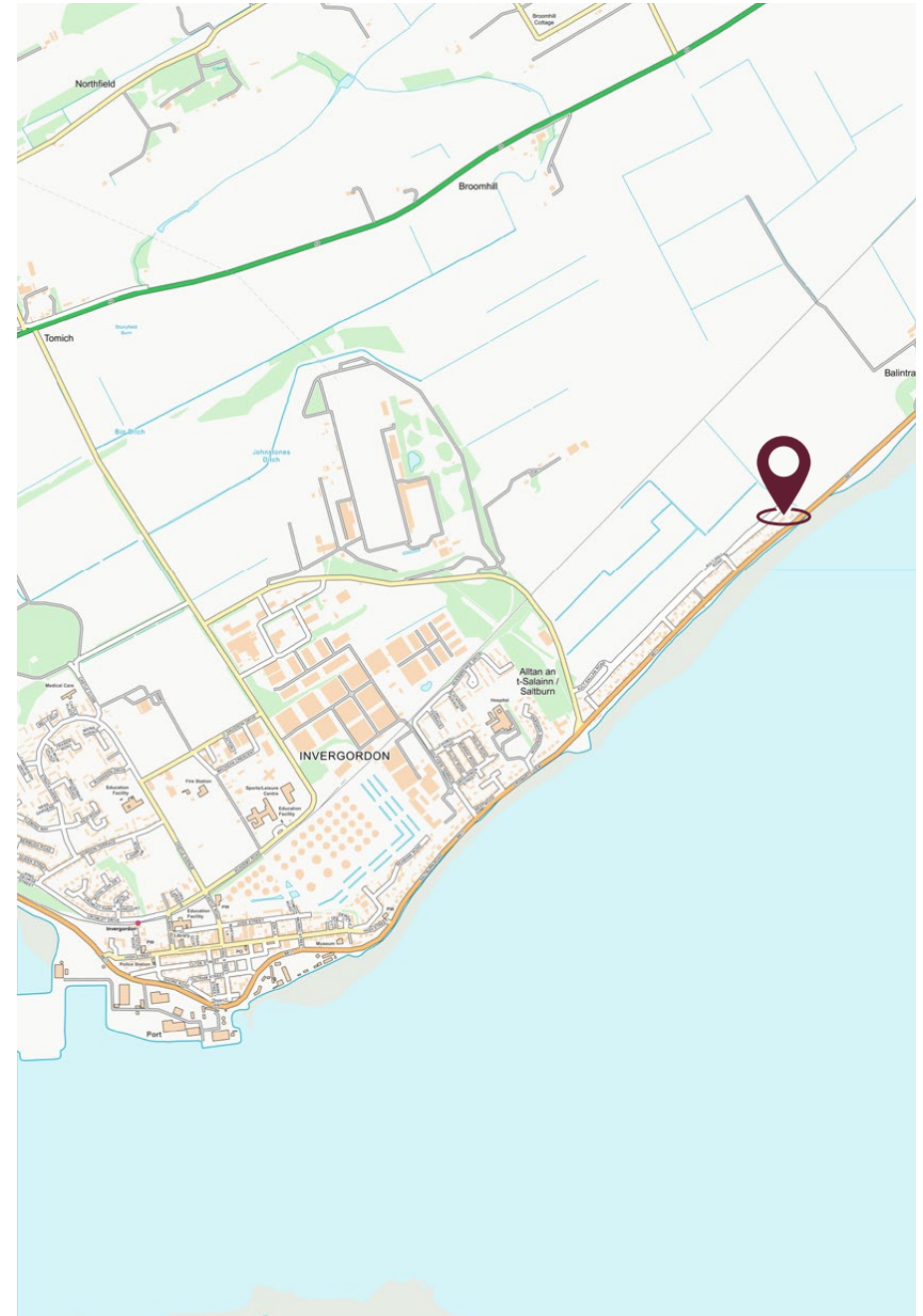
Nia Roo has a large enclosed front garden mainly laid to grass with a paved path up to the front. There are a number of mature trees providing interest and an inbuilt pond beside the front patio. There are two pedestrian gates, with one to the front and the other to the side of the property. The rear garden has a raised lawn with well-stocked flower borders and a delightful arbour. Sheltered patio area. Coal bunker, external tap and lights. Whirligig.

**Viewing:**

Please contact the Selling Agents.

**Location:**

<https://w3w.co/bangle.requests.spillage>

**EPC Rating:** *F*

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