



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**45 High Street, Invergordon, IV18 0DG**

**Offers over £80,000**

Charming mid-terraced one bedroom bungalow with garden ground situated in the town and port of Invergordon in the Highlands of Scotland. The property is in walk-in condition and has ample storage space throughout. The rooms are bright and spacious with high ceilings. The central heating boiler was installed in 2023.

This is an excellent opportunity for a first-time buyer or someone looking to downsize. It is also a great location for exploring the Highlands, with the North Coast 500 route nearby.

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The accommodation comprises entrance vestibule, hallway, bedroom, shower room, lounge, kitchen and rear vestibule.

Invergordon has a good range of shops, services, leisure centre, golf club, bowling green, restaurants and hotels all within walking distance.

The deep water port in the Cromarty Firth is popular with cruise liners who disembark for coach tours.

The railway station has a regular service to the north and south. The city of Inverness is approximately 25 miles from Invergordon where an extensive range of retail, leisure and business facilities can be found.

Viewing highly recommended.

#### **Vestibule**

3'4" x 3'6" (1.03m x 1.08m)

Entrance door opening into the vestibule and glazed door opening into the hallway. Vinyl flooring.

#### **Hallway**

3'3" x 10'7" x 8'0" x 3'1" (1.01m x 3.23m x 2.46m x 0.95m)

Doors to lounge, bedroom and shower room. Two storage cupboards. Hatch to roof space with ladder.

#### **Lounge**

11'8" x 14'0" (3.57m x 4.28m)

Window to front. Fireplace with living flame gas fire and wooden mantelpiece. Tel. point. Carbon monoxide detector and smoke alarm.

#### **Bedroom 1**

10'9" x 10'11" (3.30m x 3.35m)

Window to front. Wall to wall fitted wardrobes with storage drawers, cabinets and shelves.

#### **Shower room**

5'3" x 8'3" (1.62m x 2.53m)

Window to side. White WC and wash hand basin with mirror above. Shower cubicle with gas shower and tiling. Two floating shelves. Electric wall heater. Two floating shelves. Vinyl floor tiles.

#### **Kitchen**

12'8" x 7'6" (3.88m x 2.30m)

Window to rear. Wall and base units with worktop and tiling. Electric cooker with extractor above. Stainless steel sink with right hand drainer. Washing machine. Fridge. Heat alarm. Vinyl flooring.

#### **Rear vestibule**

4'11" x 2'11" (1.50m x 0.90m)

Door to rear. Wall mounted Worcester central heating boiler. Tiled flooring.

#### **Garden ground**

The enclosed rear garden has a gravelled patio area and there is a paved path, lined with shrubs, leading up to the rear of the property. A gate at the rear gives access to a path leading onto Park Lane.

#### **Extras**

The blinds, curtains, electric cooker, fridge and washing machine are included in the sale price.

#### **Heating and glazing**

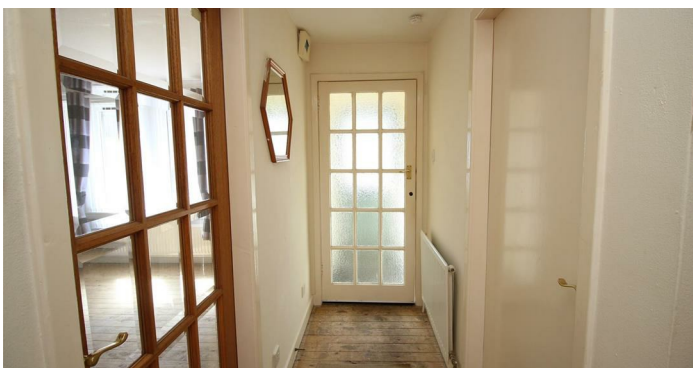
Gas central heating and double glazing.

#### **Services**

Mains gas, electricity, water and drainage.

#### **EPC Rating C**

#### **Council Tax Band A**

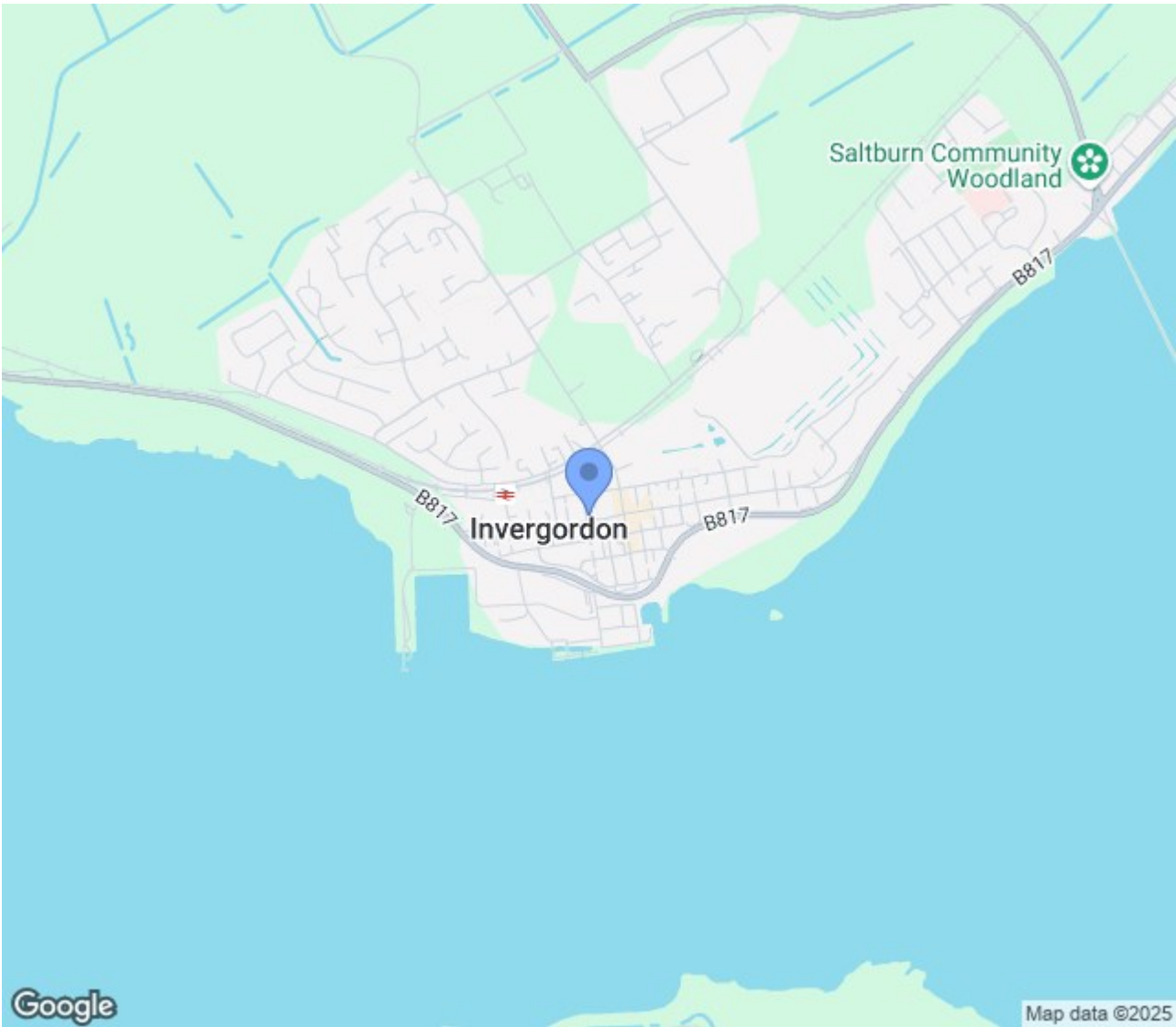




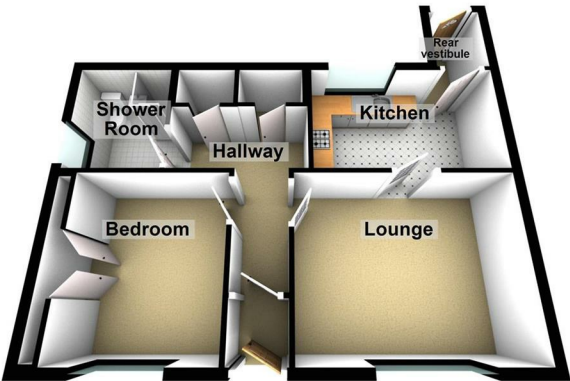




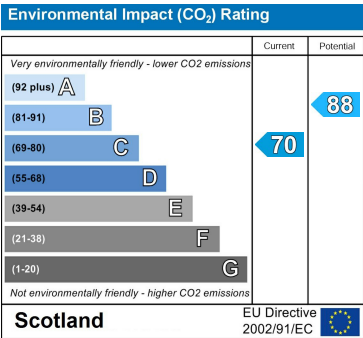
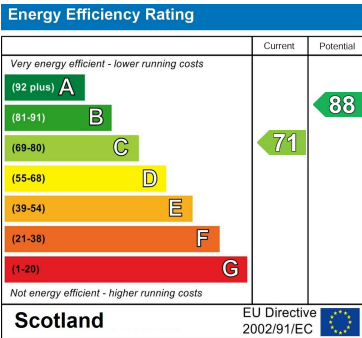
Area Map



Ground Floor



Energy Efficiency Graph



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