

Ground Floor

First Floor

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

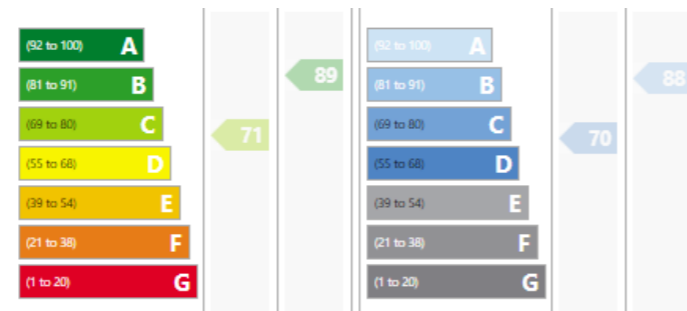
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £95,000
A full Home Report is available via Munro & Noble website.



**63 Queen Street
Invergordon
IV18 0BN**

A spacious, two bedroomed mid-terraced villa which is located in the established town of Invergordon. It has gas central heating, gardens and off-road parking.

OFFERS OVER £93,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Mid-Terraced Villa
- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas
- Garden
- Parking

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Property Description

This well-proportioned, two bedroomed mid-terraced villa is located in the town of Invergordon, enjoys partial views towards the stunning Cromarty Firth, and is within walking distance of a number of local amenities. The property requires modernisation but once complete, will suit a number of potential purchasers including families, first time buyers and buy to let investors given its convenient location. Spread over two floors, the ground floor accommodation comprises an entrance vestibule, a hallway, a front facing lounge with an electric fire which provides a focal point, a kitchen, a rear vestibule (which give access to the rear garden) and a useful cupboard. The kitchen provides space for a small table and chairs, and is fitted with wall and base mounted units with worktops, has a stainless steel sink drainer with taps and is completed with splashback tiling. There is a space for free-standing cooker, a fridge/freezer and has plumbing for a washing machine. From the hallway, stairs rise to the first floor which has a landing, two double bedrooms, with the primary bedroom benefiting from two storage cupboards and finally, a partially tiled bathroom that consists of a WC, a pedestal wash hand basin and a bath with shower over.

Further pleasing features include double glazed windows, gas central heating and a loft which provides additional storage. Externally, the property has gardens to the front and rear elevations. The front garden is of low maintenance as it boasts a lock-block driveway that provides off-street parking, while the rear garden is laid to a combination of gravel, lawn and paving. It is enclosed by timber fencing, and sited here is a garden shed and a coal store. Local amenities in Invergordon include supermarket shopping, restaurants, High Street shops, and medical centre, while primary and secondary school are both within walking distance of the property. Further amenities can be found in Alness, approx. 4 miles away, and there is a regular bus service to and from Inverness City Centre approx. 22 miles away where a comprehensive range of amenities can be found.

Rooms & Dimensions

- Entrance Vestibule
Approx 1.16m x 0.98m
 - Hallway
 - Lounge
*Approx 3.55m x 4.48m**
 - Kitchen
Approx 2.55m x 3.42m
 - Rear Vestibule
Approx 0.99m x 2.03m
 - Landing
 - Bathroom
Approx 2.26m x 1.44m
 - Bedroom Two
Approx 3.02m x 3.42m
 - Bedroom One
*Approx 3.57m x 3.65m**
- (*At widest point)

