

Shower Room



Services

Mains electricity, drainage, gas and water.

Extras

All fitted floor coverings.

Heating

Gas fired central heating.

Glazing

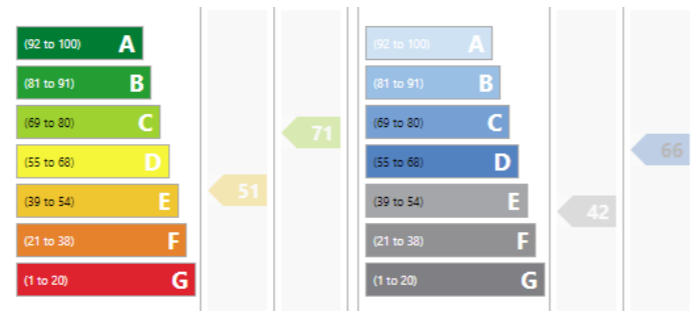
Double glazed windows with the exception of the retail space which is single glazed.

Viewing

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

Entry

By mutual agreement.



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.

**78 High Street
Invergordon
IV18 0DL**

A ground floor retail unit with integral 2 bedroomed maisonette above, located on Invergordon's High Street.

OFFERS OVER £230,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📠 01463 22 51 65

Property Overview

- Commercial/Residential
- 2 Bedrooms
- 1 Reception
- 1 Shower Room
- Courtyard
- Gas

Open Plan Living Area - Lounge



Ground Floor Retail Area



Property Description

This sale presents an exciting opportunity for people to purchase a lifestyle property in the heart of the village of Invergordon. The property comprises accommodation spread over three floors with the retail unit and residential accommodation being integral to one another. On the ground floor can be found a retail space with High Street frontage, off which is an inner hall that has a mezzanine which could be utilised in a number of ways including as storage space. Located off the hall can be found, a side vestibule that has access to the front and rear of the building, a utility room, that has plumbing for a washing machine and from which a WC and a small courtyard can be accessed. A grand carpeted staircase that once belonged in the now demolished Invergordon Castle ascends to the first-floor landing off which the open plan kitchen/lounge can be found. The kitchen has a gas Rangemaster stove, a Belfast style sink with mixer tap and there is a double-glazed door to the rear that opens onto an external staircase. The generously sized lounge has an open fireplace with tiled inset and wooden mantelpiece, to one side of which is a shelved alcove. Completing the accommodation and located on the third floor is a shower room comprising a WC, a wash hand basin and shower cubicle, and two bedrooms, the principal bedroom boasting two double fitted wardrobes and a dressing room with a fitted storage cupboard. Ideally situated in the centre of the eastern Highlands with views over the Black Isle, local amenities in Invergordon include primary and secondary schools, supermarket shopping, Post Office, banks, restaurants, medical centre, and bus routes.

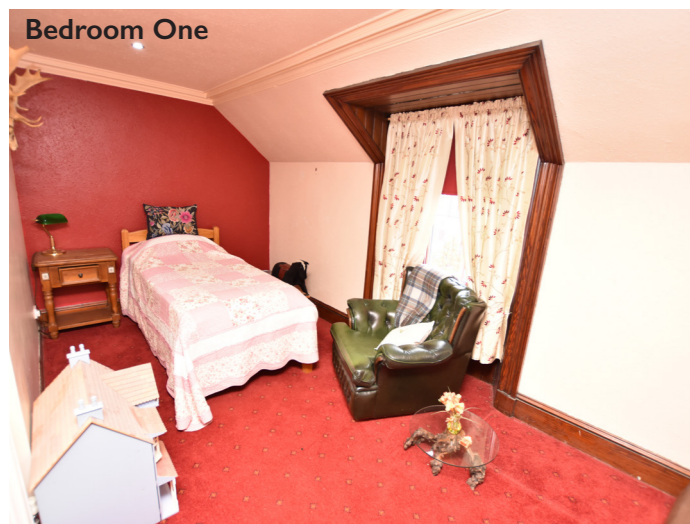
Rooms & Dimensions

- Ground Floor Retail Area
Approx 5.46m x 7.11m
- Ground Floor Hall with Mezzanine
Approx 3.51m x 4.65m
- Mezzanine
Approx 1.46m x 3.03m
- Side Vestibule
Approx 1.32m x 7.07m
- Utility Room
Approx 2.15m x 2.15m
- WC
Approx 1.52m x 1.25m
- First Floor Landing
- Open Plan Living Area
- Kitchen Area
Approx 5.98m x 5.25m
- Lounge Area
Approx 5.23m x 5.39m
- Second Floor Landing
- Bedroom One
Approx 5.18m x 5.38m*
- Dressing Room
Approx 3.21m x 2.78m
- Bedroom Two
Approx 3.00m x 4.32m
- Shower Room
Approx 1.50m x 2.04m
- (*At widest point)

Open Plan Living Area - Kitchen



Bedroom One



Bedroom Two



Utility Room

