

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

uPVC double glazing throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555

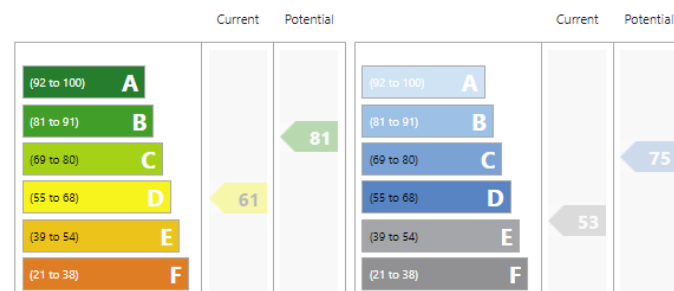
Entry

By mutual agreement.

Home Report

Home Report Valuation - £240,000

A full Home Report is available via Munro & Noble website.



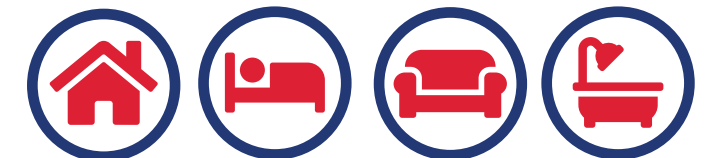
44a Saltburn Invergordon Ross-shire IV18 0JY

Detached three bedroom bungalow overlooking farmland and situated on the northern shores of the Cromarty Firth, close to the NCS500 and Green Free Port of Invergordon.

OFFERS OVER £240,000

The Property Shop, 22 High Street, Tain
property@munronoble.com
01862 892 555

Property Overview



Detached Bungalow 3 Bedrooms 1 Reception 2 Bathrooms



Oil Gardens Driveway

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892 555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

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.



Kitchen/Diner



Lounge

Property Description

This spacious, three bedroom detached bungalow with driveway and garden is overlooking farmland and situated on the northern shores of the Cromarty Firth, close to the NC500 tourist route and Green Free Port of Invergordon which is one mile away. The well-proportioned property has the benefits of double glazing, multi-fuel stove in the lounge and oil-fired central heating. Neutrally decorated, the bungalow comprises, front entrance vestibule, lounge/diner, kitchen/diner, three bedrooms, one with en-suite and family bathroom. The lounge/diner is bright and airy with wood effect laminate flooring, with a multi-fuel stove and double glass doors which open through to the kitchen/diner. The modern kitchen has wooden wall and base units with black worktops, black sink with mixer tap, breakfast bar, gas hob range and electric oven with cooker hood, American fridge/freezer, integrated dishwasher, washing machine and wood effect laminate flooring. The hallway has two large walk-in cupboards and leads to the bedrooms. Bedroom one is carpeted and has an en-suite shower room with corner shower cubicle, heated towel rail, small corner sink and tiled floor. Bedroom two and three have fitted wardrobes and are carpeted. The family bathroom has a WC, vanity wash hand basin, jacuzzi bath, heated towel rail, extractor fan and tiled flooring. There are gardens to the front and rear with a gravel driveway and storage shed. The property would make a lovely family home or buy to let investment.

Rooms & Dimensions

Front Entrance Hall
Approx 1.08m x 1.08m

Kitchen/Diner
Approx 3.50m x 3.40m

Lounge
Approx 7.20m x 4.18m

Bedroom One
Approx 3.56m x 3.06m

Bedroom One En-Suite
Approx 1.80m x 1.80m

Bathroom
Approx 2.90m x 1.80m

Bedroom Two
Approx 3.14m x 2.87m

Bedroom Three
Approx 3.14m x 3.14m



Bedroom One



Bedroom One En-suite