



### Services

Mains water, electricity and private drainage with septic tank.

### 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

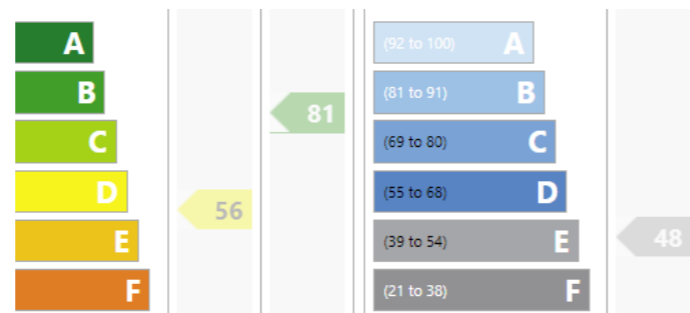
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £340,000

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



## Shiloh, Newmore Invergordon Ross-shire IV18 0PG

Well presented, detached bungalow is set in a generous sized plot, with surrounding gardens and panoramic views.

### OFFERS OVER £340,000

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

### Property Overview



**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.



### Property Description

This well presented, detached bungalow is set in a generous sized plot, with surrounding gardens and panoramic views. This property benefits from double glazing and an oil-fired central heating system which is complemented with a multi fuel stove within the lounge. The spacious accommodation comprises of, conservatory, dining room/fifth bedroom, kitchen/breakfast room, utility room, lounge, four bedrooms and family bathroom. The principal bedroom has an en-suite shower room with ample storage space. A mature, fully enclosed rear garden from which views over the neighbouring countryside can be enjoyed with summer house, pond and decked area. A gravelled driveway provides off street parking with a detached double garage. Newmore has a primary school and is approximately two miles from nearest town of Invergordon, where you will find a further primary and a secondary school. Invergordon High Street has range of shops and services, including a Co-op Supermarket, post office, doctor and dental facilities, and number of take away outlets. Invergordon has now become a free port where ships and liners berth. Oil and gas employment can also be found here.

### Rooms & Dimensions

- Lounge  
Approx 6.00m x 5.40m
- Kitchen/Breakfast Room  
Approx 6.60m x 3.58m
- Utility Room  
Approx 1.90m x 3.40m
- Conservatory  
Approx 3.26m x 3.00m
- Sunroom  
Approx 3.40m x 3.00m
- Bedroom One  
Approx 5.27m x 3.70m
- Bedroom One En-Suite  
Approx 3.45m x 1.65m
- Bathroom  
Approx 3.50m x 3.37m
- Bedroom Two  
Approx 3.44m x 2.88m
- Bedroom Three  
Approx 2.36m x 3.50m
- Bedroom Four  
Approx 3.50m x 3.17m
- Bedroom Five/Dining Room  
Approx 3.44m x 3.30m

