



Ardmore, is a generous bungalow which is need of a full renovation and once completed would represent a very generous family home. The property enjoys a large elevated plot on the outskirts of Invergordon which takes full advantage of the views towards the Cromarty Firth and is within walking distance of the town facilities and easy commuting distance of Inverness and the Airport.



Ardmore, 8 Seabank Road, INVERGORDON, IV18 0PZ Offers in the Region of £140,000



REF: 60840

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The property currently benefits from oil central heating, a private rear garden and off-street parking. If you are looking for a project on which to put your own stamp, this may be the property for you. In its current condition there are some floor boards which are missing and ceilings have fallen down, therefore only by viewing can you fully appreciate the potential this property has to offer.

The accommodation which extends to approximately 146sqm consists of: a hallway, generous lounge, kitchen, three bedrooms, study, conservatory, bathroom and shower room. Externally, the property sits in a wraparound garden, currently somewhat overgrown. There is a paved patio area, summerhouse and garden shed. To the front of the property is the drive way which provides off-street parking and leads to the single garage with store room to the rear.

The bungalow is close to the town centre of Invergordon which has regular bus and train connections to Inverness. The town offers an excellent range of facilities including a Post Office, leisure centre, supermarket, hotels, restaurants, cafes, a rugby club, football club and 18 hole golf course. Education is provided at Park Primary School and Invergordon Academy, both of which are within an easy walk.

The City of Inverness is the main business and commercial centre in the Highlands and is approximately 24 miles away. Inverness, offers extensive shopping, leisure, and entertainment facilities along with excellent air, rail, bus and road links to the South and beyond.

Hall

4.02m x 1.98m (13'2 x 6'6)

Kitchen

5.20m x 2.95m (17'0 x 9'8)

Lounge/Diner

7.10m x 5.84m (23'3 x 19'2)



General

This property is being sold in its current condition and no warranty will be given to any purchaser with regards to the existence or condition of the services, heating or any other system within the property. Any intending purchaser will be required to accept the position as it is and no testing of the services or systems can be allowed. Given the condition of the property, viewers are advised that they enter the building at their own risk.

Services

Mains water, electric and drainage. Oil tank.

Council Tax

Council Tax Band E

EPC Rating

N/A

Post Code

IV18 0PZ

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/JD/CALD0062/2

Price

Offers in the Region of £140,000

Directions

From Inverness take the A9 North. At Alness follow the signs for Invergordon. As you enter the town of Invergordon continue along the High Street and turn left at the traffic lights, continue into Seabank Road and the property is towards the end of the street on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

