

Holly Lodge, 25 Saltburn, Invergordon, Ross-Shire IV18 0JX

Offers Over £245,000





Holly Lodge is an extended cottage quietly set back from the shore front in the pretty coastal village of Saltburn. The property has open views across the Cromarty Firth to the front and over farmland to the rear. Accommodation: Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Study, 2 Bedrooms (1 En-suite) and Shower Wet Room. The property benefits from double glazing and gas central heating. Excellent accommodation with two reception rooms. Large enclosed gardens to the front and rear with additional garden ground across the road with direct access to the shore. Generous outdoor store. Garage and off-street parking. Ideal for a variety of purchasers and viewing is highly recommended.



Saltburn is a delightful little community adjoining the bustling town of Invergordon. Invergordon is a small town in the northeast Highlands of Scotland, on the shores of the Cromarty Firth, approximately 26 miles north of Inverness. Awarded Green Freeport status in 2023 to focus on various industries including, offshore wind, hydrogen and nuclear. It is expected to create 25,000 jobs and generate up to £4.8 billion in investment for the area. Invergordon is also a major port of call for cruise liners and Summer visitors, on the route of famous NC500 scenic drive around the Highlands. It has a bustling High Street with a new Co-op supermarket. There are both primary and secondary schools and a popular leisure centre. The Fyrish Monument, the River Averon and various golf courses are not far away. Ideal area for outdoor pursuits, such as walking, cycling, fishing, swimming and wildlife spotting.

**Entrance Hall:**

Welcoming hall entered via wooden storm doors with glazed panels and decorative transom window above. Electric fuse cupboard. Under-stair cupboard. Radiator.

**Living Room: 5.70m x 3.43m**

Spacious room with bay window to the front overlooking the garden to the Cromarty Firth and Black Isle. Original cast iron fireplace with slate hearth and wooden surround (currently closed). Shelved alcove. Two radiators.

**Study: 2.60m x 1.95m**

Internal room with glazed block wall to the hall. Ideal for study, craft room or home office. Radiator.

**Dining Room: 3.39m x 3.37m**

Bright room with bay window to the front overlooking the garden to the Cromarty Firth and Black Isle. Feature gas fire with slate hearth and wooden surround. (requiring work disconnected). Radiator.

**Kitchen: 4.65m x 3.55m**

Country-style kitchen with wooden base and wall units with under-unit lighting. Plate rack, display cupboards and shelving. Two windows to the side and glazed door to the rear courtyard. Double stainless steel sink and drainer. Integral Diplomat dishwasher, Bosch double oven and Diplomat 5-ring gas hob with extractor hood. Radiator and Myson under-unit heater. Steps lead down to the dining room.

**Utility Room: 4.71m x 1.77m**

Practical double aspect room with windows on both sides. Previously used as a hairdressing salon. Storage cupboards and steel sink/drain. Zanussi washing machine and gas CH boiler. Radiator.

**Rear Hall:**

Provides access to the wet room. Large shelved airing cupboard. Full-length mirror.

**Shower Wet Room:**

*3.10m x 1.63m*

Large ground floor wet room with tiled walls and floor. Windows to the side and rear. Comprising WC, wash hand basin and mains shower. Two mirrors and extractor fan. Radiator.





**Upper Landing:**

Stairs, with a wooden bannister, lead from the hall to the upper landing. Cupboard into the eaves.

**Bedroom 1:** 4.01m x 3.49m

Light room with dormer window to the front and open views over the garden and across the Cromarty Firth. Light coombs with generous storage into the eaves. Radiator.

**Bedroom 2:** 4.01m x 3.44m

Also situated to the front with dormer window and superb open views. Light coombs and eaves storage. Radiator.

**En-Suite:** 2.56m x 1.35m

Bright en-suite with window to the front. Comprising WC, wash hand basin and bath with electric Mira shower over. Tiled walls. Two mirrors, mirrored cabinet, shaver socket and extractor fan. Radiator.

**Garage:**

The property benefits from a large detached garage with up-and-over door, pedestrian side door and windows to the side. Power, light and concrete floor. Off-street parking to the front of the garage. Additional off-street gated parking to the rear of the garden.

**Store:**

Adjoining the garage. Large store, ideal for storing garden and outdoor equipment.

**Garden ground:**

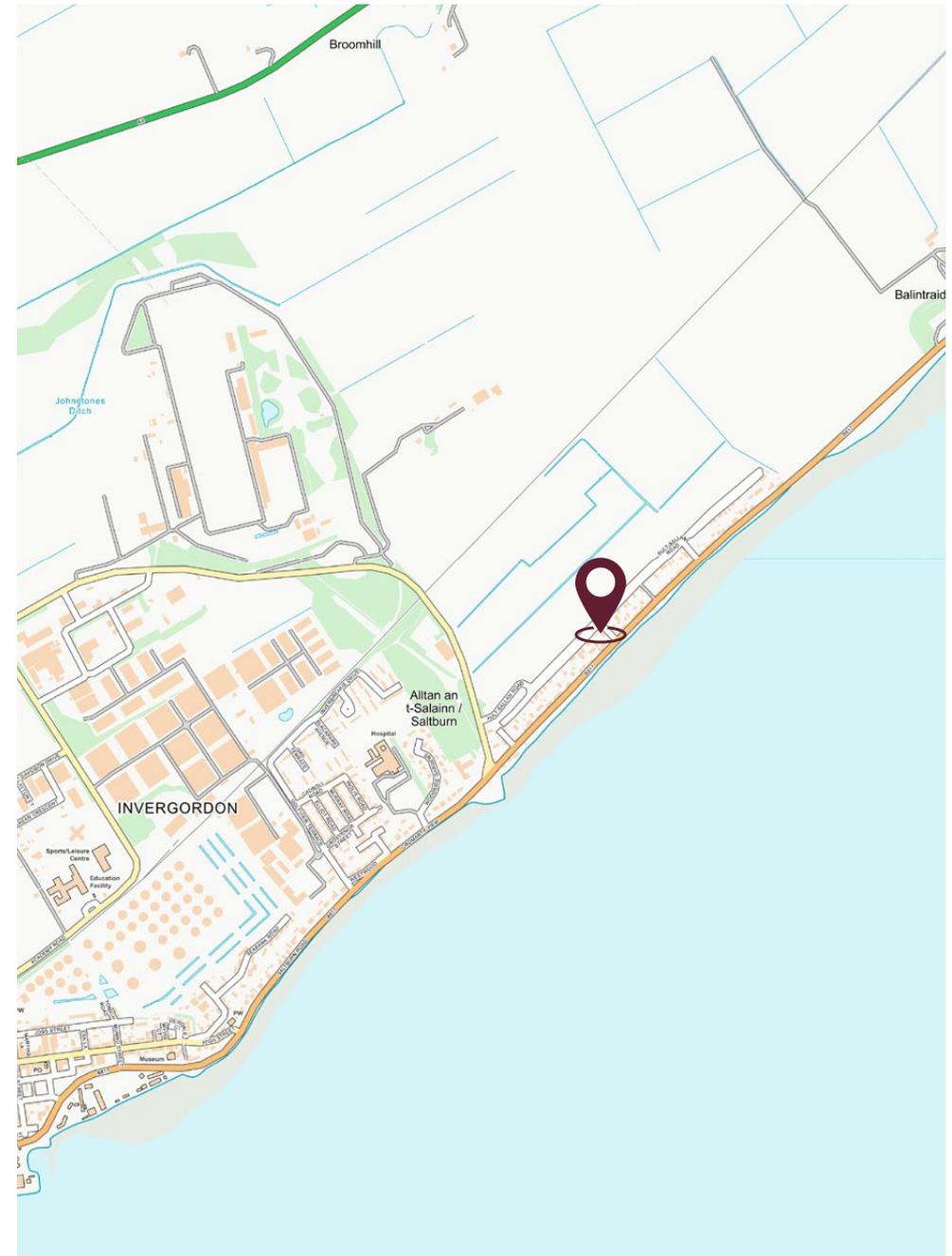
Holly Lodge sits on a generous plot with additional garden ground across Saltburn Road with direct access to the shoreline. The rear garden is fully enclosed making it safe for children or pets. Sheltered and private courtyard area ideal for outdoor socialising. The front garden has two areas of grass and well-stocked flower borders. External tap and lights. Further garden ground is found across the road with direct access to the beach. This has been laid to grass.

**Viewing:**

Please contact the Selling Agents.

**EPC Rating:** E**Location:**

<https://w3w.co/silence.unicorns.bends>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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