

Cromlet Drive is a quiet residential street just a short distance from the schools and close to the centre of Invergordon. The town offers a variety of facilities including a national supermarket, independent shops and a Post Office. Both Primary and Secondary Schooling is available in the town and there is a Leisure and Sports Centre which has a large heated swimming pool. The 18-hole golf course which is situated at the Western end of the town near the property, has wonderful views over the Cromarty Firth. There are regular transport services to both North and South.

The Manse was built in 1877 by the Church of Scotland. This grand building is constructed from sandstone under a slate roof. The house is surrounded by a large immaculate garden and there is a double garage along with ample off road parking. The property has been very well maintained and the interior retains many original period features such as a sweeping staircase, deep skirting boards, wood panelling and doors. There are also some beautifully detailed plaster cornices and some stunning segmental arches. This substantial building would provide a wonderful family home or a development opportunity.

Directions: From the west travel along the coast road (B817) then take the left slip road on to the High Street then turn left after the Vets into Albany Road, continue over the bridge and turn right into Cromlet Drive. The Manse is the last house on the left before the crossroads.

If using the What3words app enter:

///postings.running.marshes

Services: Mains electricity, gas, water and drainage.
Council Tax— G

A Home Report is available from Torrance Partnership
To arrange a viewing call Middleton Ross on 01349 865125
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and
5pm -11pm. Saturday 8am -11pm & Sunday 8am-11pm
Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.




FOR SALE

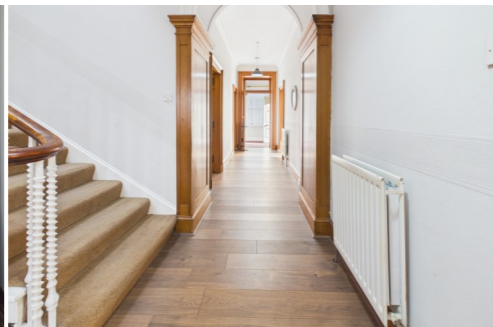
HIGHLAND HOMES
by Middleton Ross



The Manse, Cromlet Drive, Invergordon, Ross-shire, IV18 0BA

Offers Over £???????

- **Detached Two Storey Manse**
- **Two Entrances**
- **Large Hallway**
- **Two Large Reception Rooms**
- **Kitchen/Diner**
- **Utility and Store Room**
- **Dining Room/Bedroom 8**
- **7 Bedrooms**
- **Two Bathrooms and WC**
- **Double Glazing**
- **Gas Central Heating**
- **Double Garage**
- **Large Gardens and Ample Parking**
- **EPC Rating Band ?**



The Manse, Cromlet Drive, Invergordon, Ross-shire, IV18 0BA

Offers Over £???????

Impressive Stone built detached Manse built in 1877 set in large garden grounds and retaining many original period features.



Approximate Floor Area
??m²