

9 Colonel Mackenzie Drive, Invergordon, IV18 0PQ

Fixed Asking Price
£130,000







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- Well-presented 2-bed fourplex in Invergordon with private garden and parking
- Bright lounge/diner with French doors to the garden, kitchen and downstairs WC
- Two good-sized bedrooms, one a double with an integrated double wardrobe
- Bathroom with underfloor heating and mains-fed shower
- Energy efficient with EPC B, Nest smart heating and double glazing
- Three built-in cupboards and a part-floored loft for storage
- Private enclosed garden with pond, shed with power, outdoor socket and tap
- Allocated parking, close to amenities and commutable to Inverness



Fantastic opportunity to acquire this well-presented fourplex, ideally located in the village of Invergordon. Offering well-proportioned accommodation throughout, this property would make an ideal home for first-time buyers, downsizers or investors. The bright and spacious lounge/diner benefits from French doors opening onto the private garden, creating a lovely light-filled living space with ample room for a dining table and four chairs. The kitchen is well equipped with a range of base and wall-mounted units, along with space for freestanding appliances including a cooker, washing machine, tumble dryer and fridge/freezer. A convenient WC completes the ground-floor accommodation. Upstairs, bedroom one is a bright and airy double room featuring an integrated double wardrobe. Bedroom two is also a well-sized room, while the bathroom benefits from underfloor heating and a mains-fed shower. The property provides excellent storage, including three built-in cupboards and a partially floored loft space. Further benefits include gas central heating with Nest smart controls and double glazing throughout. Externally, the private, well-maintained garden offers a pleasant outdoor space and includes a garden shed with power, an external electrical socket and a charming pond. The property also benefits from allocated parking spaces. Overall, this is a fantastic low-maintenance home in a popular village location, offering convenient access to local amenities and just a short commuting distance from Inverness.

Location: Nestled on the shores of the Cromarty Firth, Invergordon is a charming town in the north of Scotland, known for its rich maritime heritage and stunning natural scenery. Located about 25 miles north of Inverness, Invergordon serves as a gateway to the Highlands, making it an ideal base for exploring the region's breathtaking landscapes and historical sites. Living in Invergordon means being part of a vibrant community with a range of amenities, including shops, cafes and restaurants. The bustling high street offers everything from daily essentials to unique local crafts. Families will find several well-regarded schools, providing quality education for children of all ages right on your doorstep. Residents can enjoy various activities, from strolling along the scenic waterfront to exploring the fascinating Invergordon Naval Museum and Heritage Centre. The town is also renowned for its impressive murals, which depict its rich history and community spirit, creating a colourful outdoor gallery. Outdoor enthusiasts will find numerous opportunities for walking, cycling and wildlife watching in the surrounding countryside. Invergordon's proximity to other towns like Tain, Alness and Inverness, allows for convenient commuting.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain Poles, Window blinds. Electric cooker, Timber shed.

Services: Mains gas, electricity, water and drainage. Broadband.

Maintenance Charges: There is a fee of £12.99 per month for the maintenance of the communal areas within the development.

Council Tax: Band B

Tenure: Freehold.

Floor area: 75 m2

Entry: By mutual agreement.

Viewing: Don’t delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge
19'2" x 10'3" (5.85 x 3.14)

Kitchen
11'5" x 7'7" (3.48 x 2.33)

WC
6'0" x 4'7" (1.85 x 1.41)

Bedroom 1
13'5" x 9'10" (4.10 x 3.02)

Bedroom 2
10'11" x 8'2" (3.33 x 2.49)

Bathroom
7'2" x 6'6" (2.19 x 1.99)

REVISED ASKING PRICE











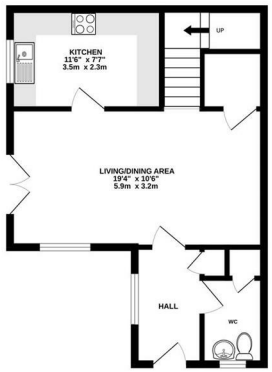


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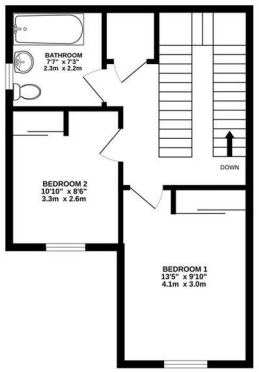
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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