

# Plot 3, Newmore

INVERGORDON, HIGHLANDS, IV18 0PG



*A STUNNING NEW BUILD DEVELOPMENT OF ONLY  
8 EXECUTIVE DETACHED HOUSES & BUNGALOWS*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



LBTT PAID - McEwan Fraser Legal is proud to introduce you to Plot 3 of the exclusive Newmore Village Housing Development in Invergordon. This remarkable property is one of only 8 executive houses and bungalows meticulously crafted to the highest standards by the local experts at Wm Munro Construction (Highland) Ltd.

By securing this home at the off-plan stage, you'll have the unique opportunity to personalise the kitchen, bathroom, and en-suite finishes, with the potential for bespoke additions, though these would require a deposit.





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Plot 3 is a distinguished 4-bedroom, 3-bathroom detached home complete with a spacious double garage.

As you step inside, you'll be greeted by:

- A fully equipped kitchen and dining area with a central island, boasting integrated appliances throughout.
- A generously proportioned living space.
- A utility room, catering to your everyday needs.
- A convenient ground-floor bedroom.
- A ground-floor shower room, ensuring flexibility and comfort.
- Three generously sized double bedrooms on the upper level.
- A luxurious master suite, featuring a walk-through dressing room that leads to a stunning en-suite.
- An additional family bathroom, perfect for relaxation.

For your convenience, the property offers ample driveway parking, with space for approximately three cars, and a spacious double garage, providing secure storage for your vehicles or extra space for your hobbies. Plot 3 at Newmore Village Housing Development is a harmonious blend of contemporary living, thoughtful design, and the opportunity to customise your dream home. Don't miss this exceptional chance to make it yours.

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## The Bedrooms







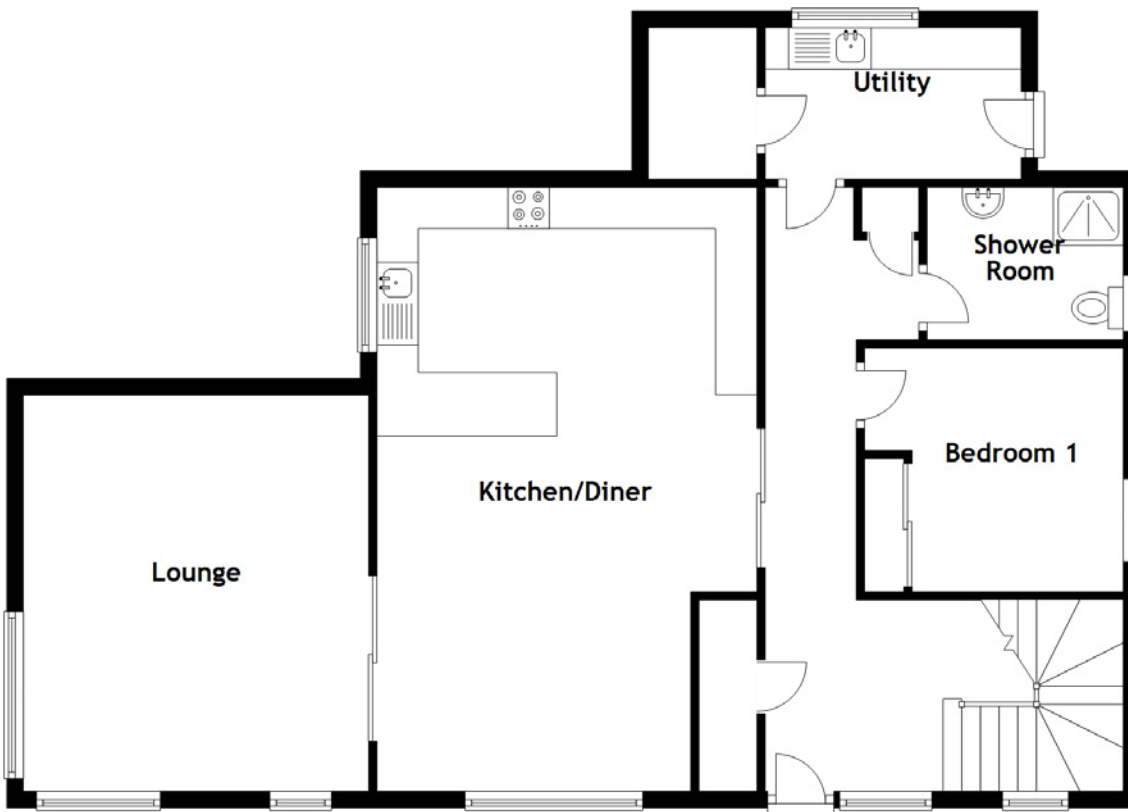
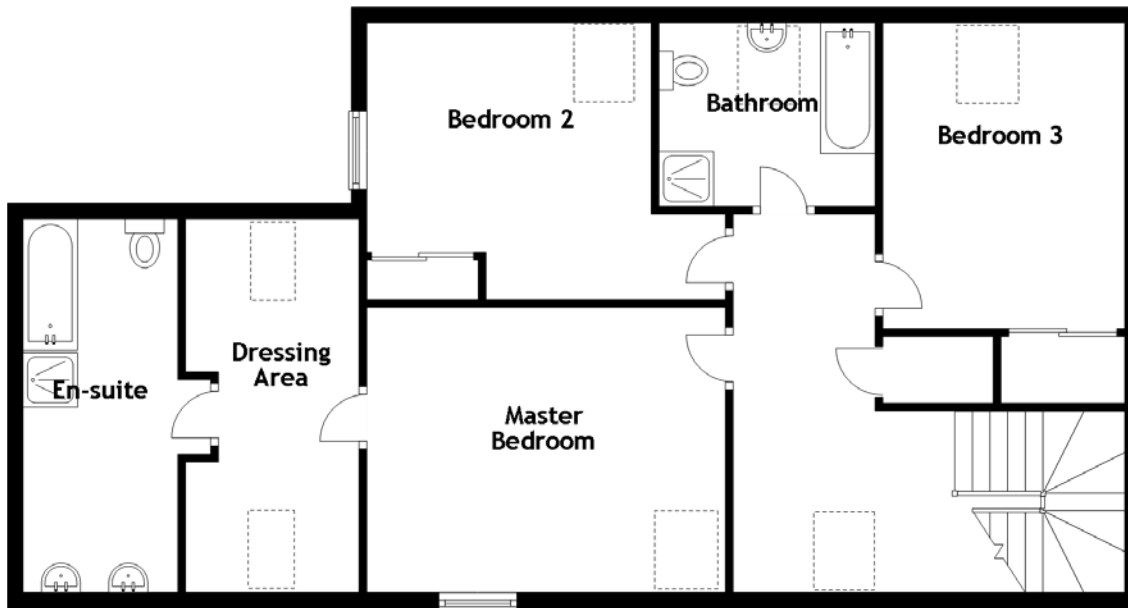




## The Bathrooms







Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.30m (23'11") x 4.60m (15'1")
Lounge	4.78m (15'8") x 4.18m (13'8")
Bedroom 1	3.13m (10'3") x 2.95m (9'8")
Shower Room	2.37m (7'9") x 1.84m (6'1")
Utility	3.10m (10'2") x 1.83m (6')

Master Bedroom	4.60m (15'1") x 3.65m (12')
Dressing Area	4.78m (15'8") x 2.22m (7'4")
En-suite	4.78m (15'8") x 1.99m (6'6")
Bedroom 2	3.65m (12') x 3.55m (11'8")
Bedroom 3	3.92m (12'10") x 3.10m (10'2")
Bathroom	2.77m (9'1") x 2.35m (7'9")

Gross internal floor area (m<sup>2</sup>): 191m<sup>2</sup>





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Nestled in the charming village of Newmore, this executive development of new build homes is a true gem. You'll find a host of conveniences right at your doorstep, with the neighbouring towns of Invergordon and Alness providing an array of excellent amenities. From supermarkets and banks to a reliable Post Office, top-notch hotels, restaurants, and a bustling High Street teeming with retail options, you'll have everything you need just a stone's throw away.

For families, Newmore Primary School is conveniently within walking distance, while secondary education is well-catered for at Invergordon Academy, with daily bus transportation ensuring a smooth commute.

The bustling city of Inverness, the Highlands' primary hub for business and commerce, is easily accessible,

located just 23 miles away – a mere 35-minute drive. Inverness offers a wealth of shopping opportunities, leisure activities, and entertainment options. Additionally, it serves as a central transportation hub, with efficient road, rail, and air connections to London Gatwick and beyond.

Golf enthusiasts will find themselves in paradise, with Invergordon and Tain Golf Courses offering challenging play. For those seeking renowned links, Royal Dornoch, Nairn, and Castle Stuart are all conveniently nearby.

And if you're one for adventure and the great outdoors, the accessible North West Highlands are often hailed as the last great wilderness in Europe. This pristine area boasts some of Scotland's most picturesque beaches and mountains, promising breathtaking landscapes just waiting to be explored.

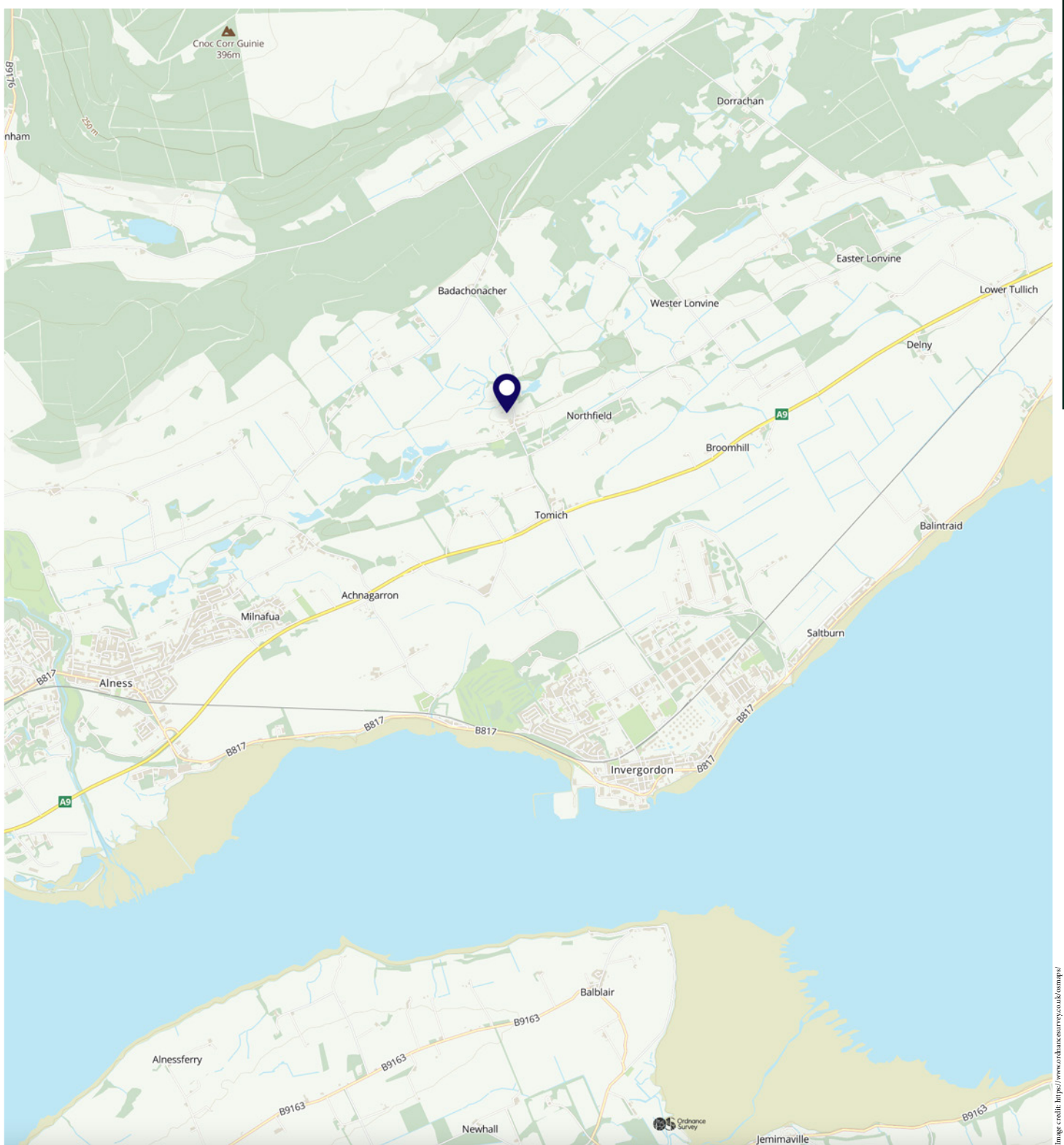


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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