

Ard Shonas, 1 Lower Tullich, Delny, Invergordon IV18 0NW

Offers Over £179,000

**BELOW  
VALUATION**





Ard Shonas is a detached bungalow in a semi-rural setting close to the town of Invergordon. Accommodation: Sun Room Vestibule, Hall, Living/Dining Room, Kitchen, 3 Bedrooms and Wet Room. LPG central heating and double glazing throughout. Excellent storage and views over farmland. Set in a secluded location with no passing traffic. Large garden with summerhouse and open views. Detached garage and private parking. This is an ideal project and the property is brimming with potential.



The cottage is situated in a rural setting and outlook while benefiting from close access to the A9 for commuting. All major facilities are found in nearby Invergordon or Tain. The property is situated in an area ideal for walks over surrounding farmland and countryside. 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. It has a bustling High Street with a 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.





**Sun Room:** 3.11m x 2.30m

Bright room situated to the front of the property. Glazed on three sides and overlooking the garden to the fields beyond. Wooden external door to a sheltered patio. Radiator.

**Vestibule:** 1.23m x 1.17m

Entered via a wooden door from the sun room and open to the hall. Coat hooks.

**Hall:**

Shelved cupboard which stores the fuses and meter. Access hatch to the attic. Radiator.

**Living Room:** 4.73m x 4.33m

Light and spacious room with picture window to the front with open views. Gas fire set on a marble hearth with marble surround. Space for informal dining. Radiator.

**Kitchen:** 3.59m (w) x 2.97m

Practical kitchen with wooden floor and wall mounted units providing ample storage and worktop space. Freestanding kitchen island provides additional storage and worktop. 1½ stainless steel sink. Electric cooker with extractor hood over. Hotpoint washing machine and Candy fridge/freezer. Window overlooking the rear garden. Cupboard stores the CH boiler. Radiator.

**Bedroom 1:** 3.80m x 2.75m

Bright room situated at the front of the property with window overlooking the garden and fields beyond. Built-in mirror-fronted triple wardrobe. Radiator.

**Bedroom 2:** 3.43m x 2.97m

Spacious room with window overlooking the rear garden. Built-in mirror-fronted wardrobe. Radiator.

**Bedroom 3:** 2.37m x 2.97m

Situated to the rear. Fitted shelving adds storage and built-in mirror-fronted wardrobe. Radiator.

**Shower Room:** 2.43m x 1.86m

Set up as a complete Wet Room. WC, wash hand basin and easy-access shower with Mira Advance shower. The bathroom is predominantly wet wall panelled with a tiled wall. Window to the side and extractor fan. Radiator.





**Garage:** 6.70m x 3.70m (doorway 2.13m)

Large detached garage with up-and-over door, concrete floor, light and power. Pedestrian door and windows to the sides. Workbench and storage.

**Garden:**

The property is situated in generous garden ground with areas of grass to the rear and a private, sheltered patio to the front. Gravel off-street parking. The front garden offers views over surrounding farmland. Large wooden summerhouse. Well-stocked garden with a variety of plants, shrubs and trees. Apple and cherry trees.

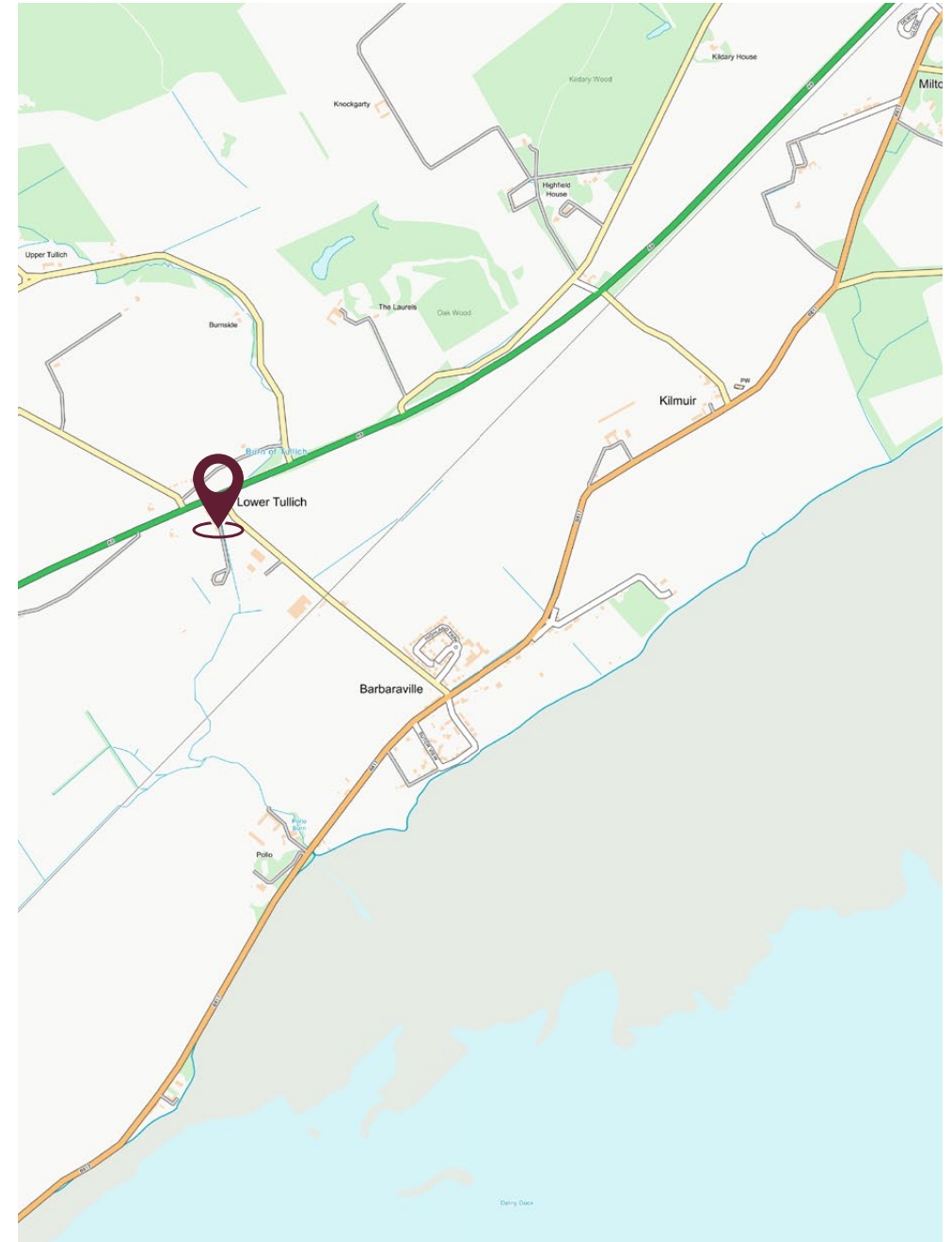
**Directions:**

The property is situated north of Invergordon just off the A9. When driving north, turn off on the right at the sign saying 'Delny Ind Est' and turn immediately right. Ard Shonas is found on the left, the last bungalow in a group of three down the drive. <https://w3w.co/coffee.explored.endlessly>

**Viewing:**

Please contact the Selling Agents.

**EPC Rating:** F



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