

Plot 3, Newmore

INVERGORDON, HIGHLANDS, IV18 0PG



*LBTT (STAMP DUTY) PAID | 4 BED DETACHED
HIGHLAND HOME | IDEAL RELOCATION OR
SECOND HOME | DOUBLE GARAGE*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present Plot 3 at Newmore Village, Invergordon, a completed high-spec executive detached home within a private development of just 8 properties with 4 remaining.

This spacious 4-bedroom, 3-bathroom detached house offers modern open-plan living, generous room sizes, and excellent value for buyers relocating from London or seeking a Highland base, holiday home, or investment property.





Built by Wm Munro Construction (Highland) Ltd, the property is finished to a high standard and ready for immediate occupation, with the option to personalise certain internal finishes subject to agreement.

Accommodation comprises:

- Open-plan kitchen and dining area with island and integrated appliances
- Bright, spacious lounge ideal for family living and entertaining
- Utility room for added practicality
- Ground floor bedroom and shower room, ideal for guests, home working or flexible living
- Three further double bedrooms on the upper level
- Principal bedroom with walk-through dressing room and en-suite
- Modern family bathroom

Externally, the property benefits from a large double garage and generous driveway parking for multiple vehicles.

Located in the Scottish Highlands, Invergordon offers a quieter pace of life with strong transport links, making it an attractive option for London buyers looking for more space, lifestyle change, or a second home with excellent value compared to city pricing.

LBTT (Stamp Duty) paid at standard residential rate, offering a significant saving for buyers. LBTT paid at standard rate only. Additional Dwelling Supplement (ADS) not included.









The Bedrooms







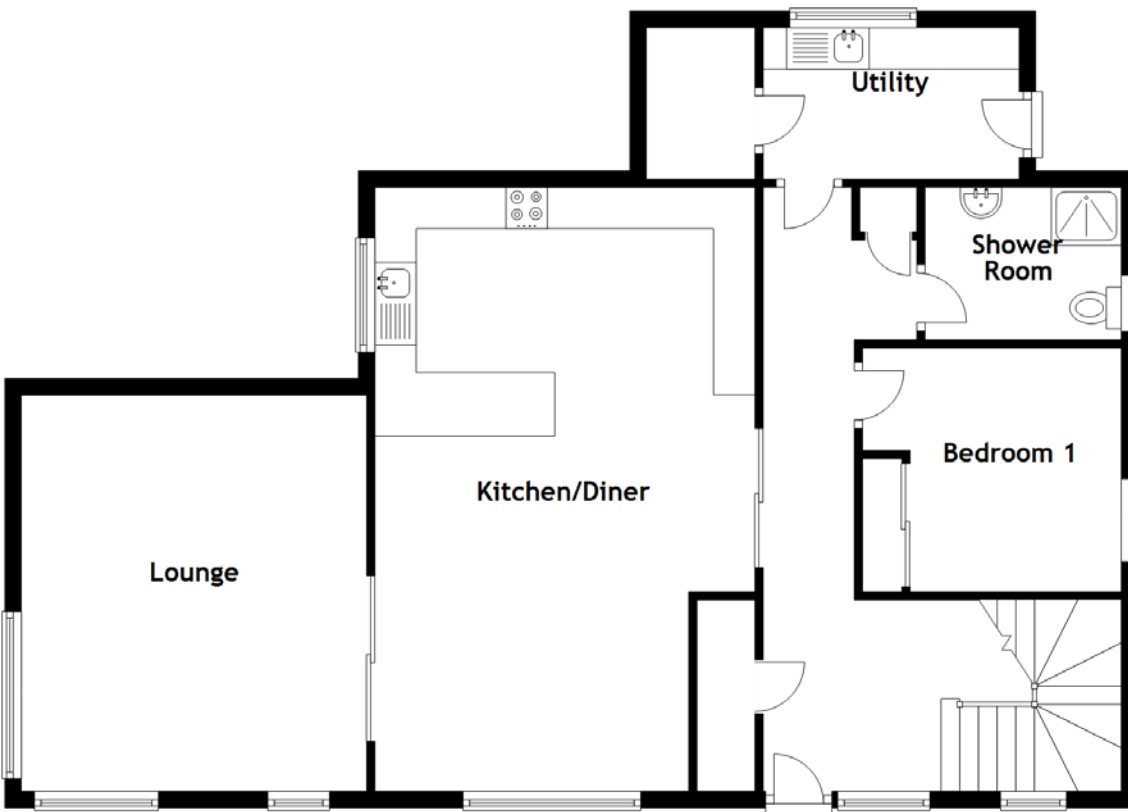
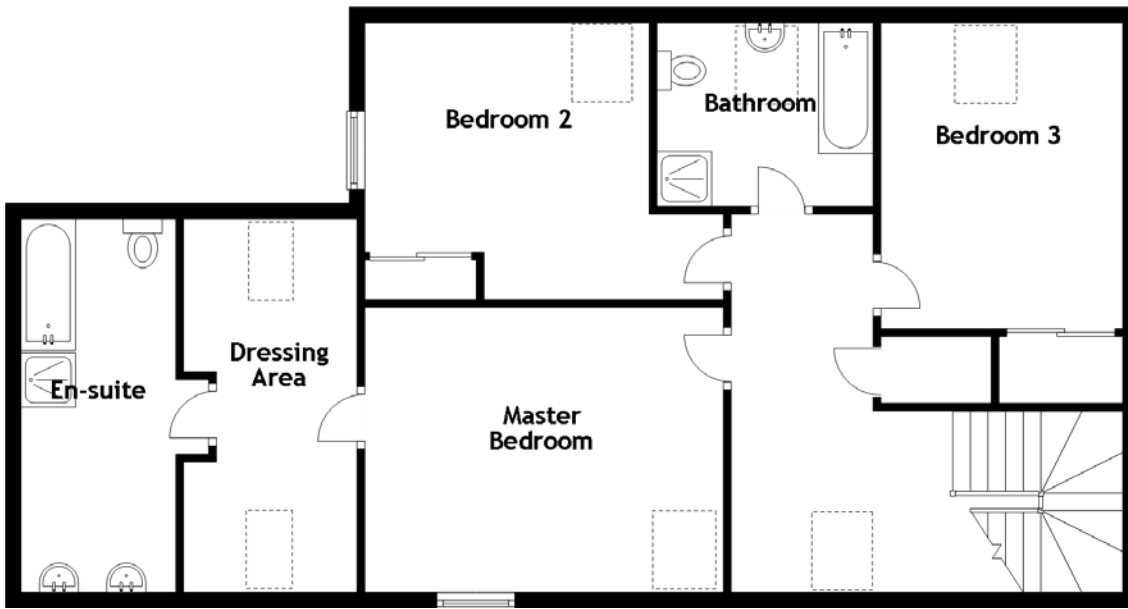




The Bathrooms







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 (m²): 191m²





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.

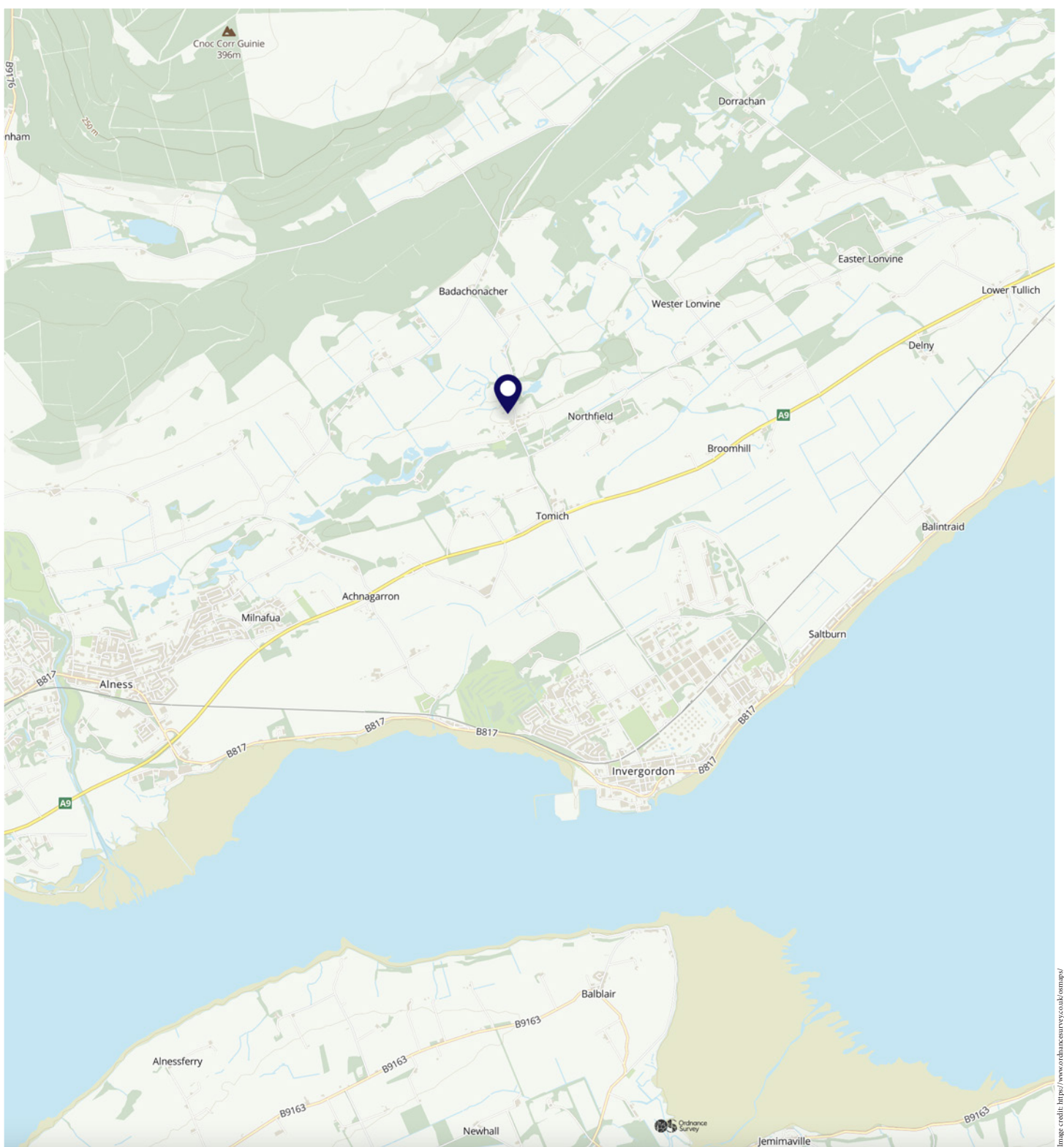
For families, Newmore Primary School is conveniently within walking distance, while secondary education is well-catered for at Invergordon Academy, with daily bus transportation ensuring a smooth commute.

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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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