

7 Cromarty View, Invergordon, Ross-Shire IV18 0QE

Offers Over £410,000





Stunning detached villa on the shore front in the coastal town of Invergordon overlooking the Cromarty Firth to the Black Isle. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/ Diner, Rear Porch, Utility Room, 4 Bedrooms (1 En-suite), Shower Room and Bathroom. The property has been upgraded and modernised with new kitchen & bathroom fittings and new windows and doors. Found in immaculate condition with excellent storage throughout. Double glazed and GCH. Thoughtfully landscaped and planted gardens to the front

and rear. Detached garage and a large tarred driveway provide ample private parking. A rare opportunity to purchase a walk-in property with superb open views over the Cromarty Firth. All fitted carpets, curtains and blinds included. Viewing is highly recommended to appreciate the location and all this property has to offer.

7 Cromarty View is located a short distance from the bustling town of Invergordon and enjoys uninterrupted views over the Cromarty Firth. Invergordon enjoys a variety of facilities

including shops, supermarket, primary and secondary schooling, medical and leisure centre with swimming pool, together with a golf club and nearby beach and forest walks. There are excellent rail and bus links to the north and south. Inverness is 22 miles away and has a full complement of shops, national supermarkets, bars, restaurants, leisure & entertainment facilities and the airport which is eight miles from the city. Inverness is approximately a 25 minute drive away making it easily commutable.



**Entrance Vestibule:** 1.51m x 1.31m

Part glazed Upvc door opens into the welcoming entrance vestibule which provides access via a glazed door to the hall. Cupboard stores the electric meter and consumer unit.

**Hall:**

Spacious hall with a shelved linen cupboard and further large coat cupboard with hooks and shelving. Radiator.

**Living Room:** 5.10m x 4.60m

Bright and airy double aspect room with patio doors to the front and window to the side. The patio doors provide open and uninterrupted views across the Cromarty Firth to the Black Isle. Feature electric coal effect fire mounted on the wall. Glazed sliding doors through to the dining kitchen, ideal for opening up the room to provide a social space. Two vertical radiators.

**Dining Kitchen:** 5.72m x 4.60m

Spacious modern kitchen diner with two windows to the side. The kitchen is fitted with ample floor units and wall mounted cupboards providing excellent storage and work surfaces with matching upstands. Located below the window to the side is the 1½ stainless steel sink/drainer with mixer tap. Breakfast counter with integrated Neff 'point and twist' induction hob with Luxair ceiling mounted extractor over. Two integrated Zanussi ovens, large fridge, separate freezer and AEG dishwasher. Integrally fitted is the dishwasher. Generous space for dining table and additional seating at the breakfast bar. Two vertical radiators.

**Bedroom 1:** 3.25m x 3.60m

Ground floor en-suite bedroom with window to the front enjoying open views across the Cromarty Firth. Two mirror-front fitted wardrobes provide generous storage. Radiator.

**En-Suite:** 2.90m (w) x 1.85m

The en-suite is fitted with a WC, wash hand basin and corner shower cubicle housing a mains shower. Window to the side, illuminated mirror and extractor fan. Wet wall panelling and tiled splashbacks. Towel radiator.

**Bedroom 2:** 3.60m (w) x 4.17m (w)

Further ground floor double bedroom. A bright room with window to the rear overlooking the garden. Cupboard under the stairs. Radiator.





**Shower Room:** *3.60m x 1.44m*

Airy shower room comprising a WC, wash hand basin and shower with mains shower. Wet wall panelling. Window to the side and extractor fan. Illuminated mirror. Towel radiator.

**Utility Room:** *3.50m x 1.56m*

Practical room fitted with floor mounted units providing storage and work surfaces with matching upstands. Stainless steel sink/drainer is located below the window to the rear. Space and plumbing for a washing machine. Cupboard stores the Worcester gas boiler. Part glazed external door leads out to the side of the property providing access to the rear garden. Wooden clothes pulley.

**Rear Porch:** *3.12m x 2.70m*

This area provides access, via stairs to the upper landing. Floor-to-ceiling window overlooks the rear garden. Potential to add a sun room or conservatory if desired. Coat hooks.

**Upper Landing:**

Stairs lead to the spacious upper landing which has room for chairs or a home office. Provides access to two further bedrooms, a bathroom and walk-in wardrobe. Window to rear and Velux window to the side. Cupboard opens to extensive storage into the eaves. Generous walk-in wardrobe (1.42m x 2.80m) offers shelved storage space with hanging rails. Radiator.

**Bedroom 3:** *3.84m x 3.00m*

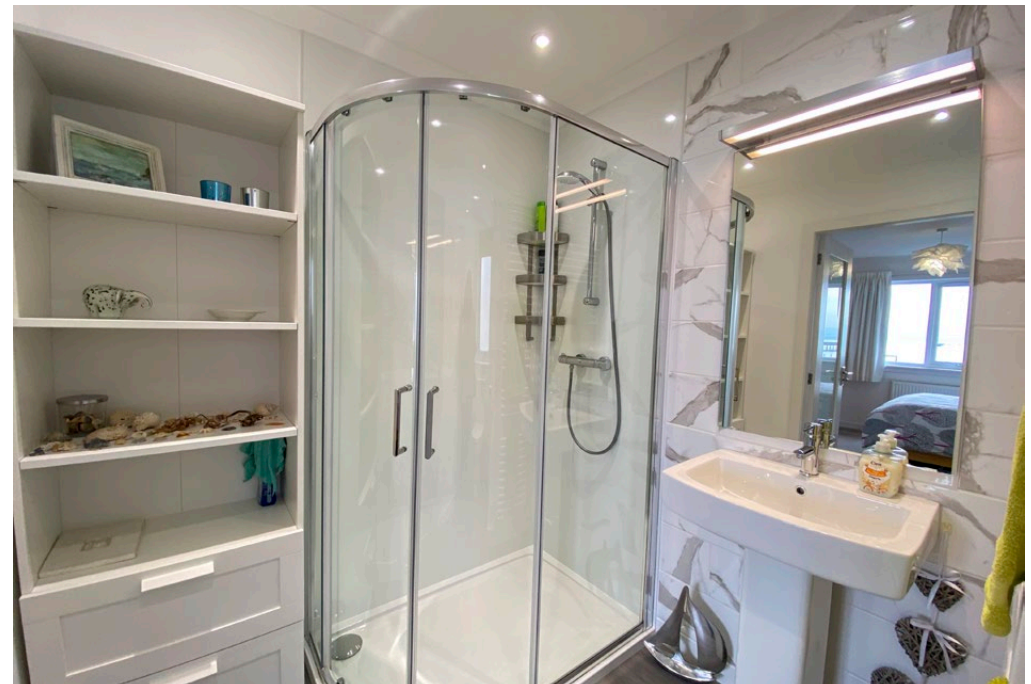
Double bedroom quietly located to the rear of the property overlooking the garden. Currently used as a snug but could also be a study, gym or family room. Cupboard opens to the eaves with excellent storage. Radiator.

**Bedroom 4:** *3.81mm x 4.35m*

Located to the front of the property, this bright and light room enjoys superb views out across the Cromarty Firth to the Black Isle. Window and French doors, with Juliette balcony, open to the front. Window seat with built-in drawers below. Two mirror-fronted fitted wardrobes provide extensive storage. Radiator.

**Bathroom:** *3.20m x 2.79m*

Spacious bathroom with a 4-piece white suite comprising a WC, wash hand basin, double-ended bath and separate corner shower cubicle with mains shower. Feature tiling above the bath and the wash hand basin. Velux window to the side and extractor fan. Two towel radiators.





**Garage:**

A tarmac drive sweeps up to the front of the property to the garage at the rear, providing ample parking. Detached garage with electric roller door, window and pedestrian door to the side. Power, light and concrete floor. Fitted storage with work surface over. Further storage in the rafters.

**Garden:**

7 Cromarty View benefits from attractive established gardens to the front and rear. The front garden is laid to lawn with a deep border of mature shrubs and plants providing a pleasing exterior to this property. Further border planting to the side of the driveway. Steps lead up to the raised patio from which one can enjoy the panoramic views over the Cromarty Firth. To the rear, steps lead up through the elevated garden to a gravelled seating area and grassed lawn. Raised planters for vegetables, herbs or a cutting garden. Ramped access and gravel paths lead to a delightful sheltered seating area surrounded by carefully curated planting. Potting shed ideally placed for keen gardeners. A gate to the rear provides access to the street above. External lighting and tap.

**Viewing:**

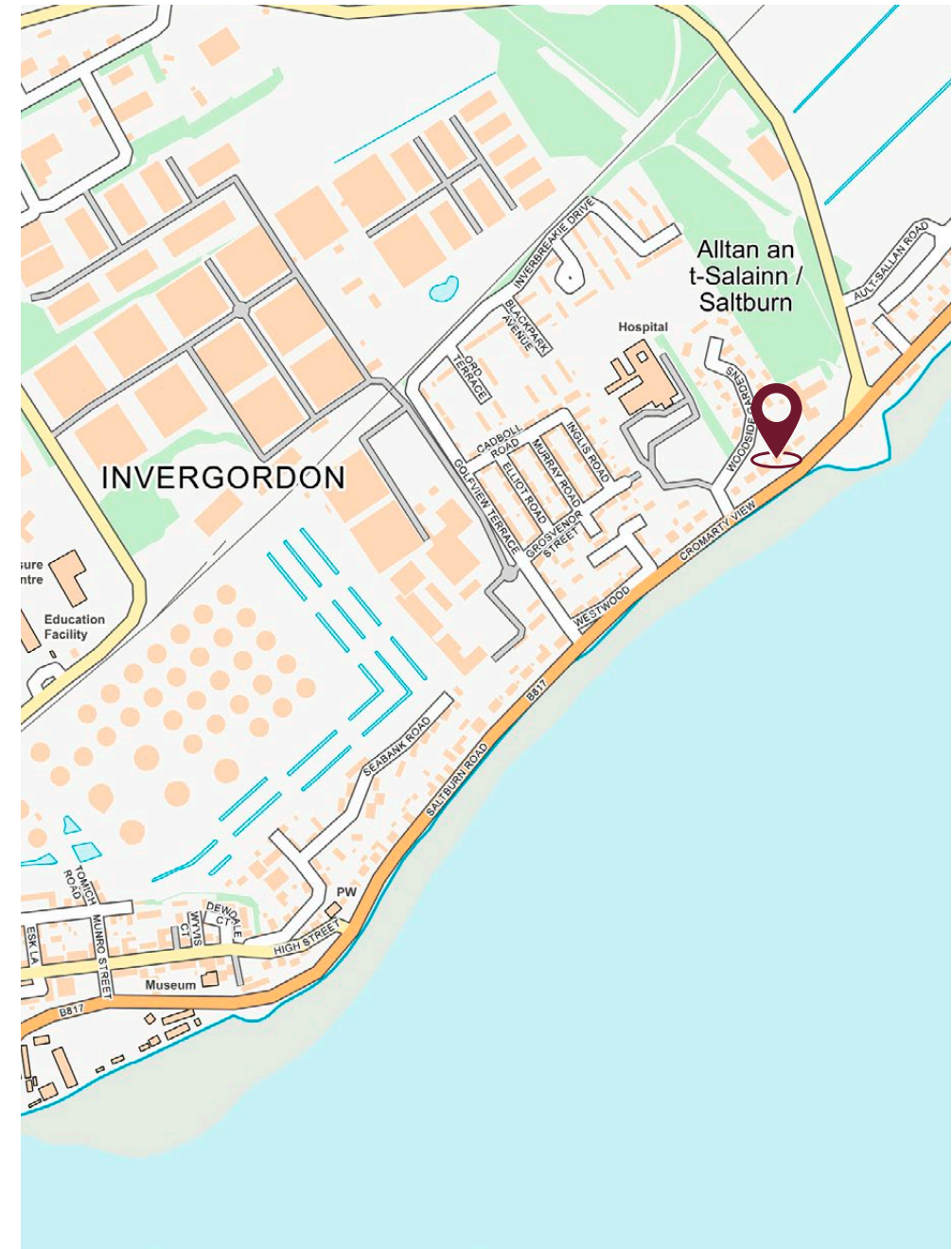
Please contact the Selling Agents.

**EPC Rating: C****Note:**

The sellers are not in a chain.

**Location:**

<https://w3w.co/jollyspeakers.compiler>



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