



50 Saltburn, Invergordon, Ross-shire, IV18 0JY

Offers Over £60,000

- Semi-Detached Cottage
- Porch
- Entrance Hall
- Lounge
- 2 Bedrooms
- Kitchen
- Bathroom
- Single Glazing
- Open Fire
- Electric Storage Heating
- Garden to Back
- Sheds to Rear
- Seafront Location
- Renovation Project
- EPC Rating F



01349 865125

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REF 19
HSPC 61241

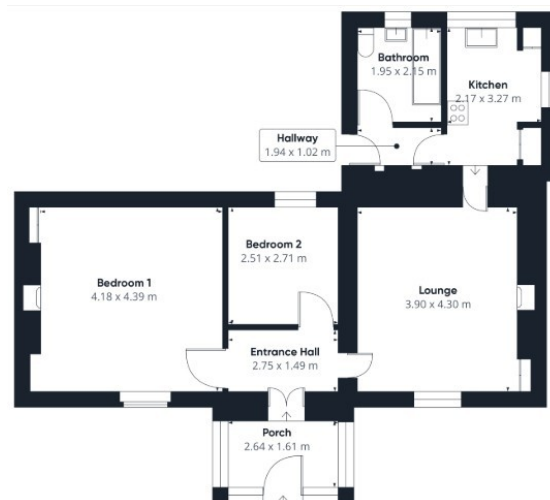


This semi detached single storey cottage is of a traditional stone construction and dates back to around the 1850's. The property is in poor condition and now requires upgrading and modernisation. There is a small garden to the rear where there are several old and dilapidated sheds which if cleared would provide a larger garden space. The house would provide an ideal downsize home and with its proximity to the NC500 a wonderful holiday home.

Saltburn is situated along from the town and port of Invergordon on the north side of the Cromarty Firth. The town, with its excellent road and rail links boasts a wide variety of independent shops and there are national supermarkets, some cafes and bars. The town's port attracts large cruise liners from all over the world. Employment opportunities are plentiful in the area and there are primary and secondary schools. The house is on a bus route and there is a rail station making it an easy commute to Tain, Alness, Dingwall and Inverness.

Directions: From the A9 take the B817 turning (signed) Invergordon follow the shore road for approx. five miles, no. 50 is on the left.

What3words app: **///chopper.lately.forge**



Services: Mains electricity, water and drainage.

Council Tax— B

Home Report is available on request

To arrange a viewing call Middleton Ross on 01349 865125

HSPC Out of Hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds, and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



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