

middleton ross & arnot



9 Shore Road, Invergordon, Ross-Shire, IV18 0ER

Ground Floor Flat
Porch
Hall
Lounge/Diner
Kitchen
Two Double Bedrooms
Bathroom
Storage Cupboard
Triple and Double Glazing
Gas Central Heating
Easily Maintained Garden
Garage
Off Road Parking
EPC Rating C



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 56948

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9 Shore Road is a short distance from Invergordon Town centre. The town has a variety of facilities including shops, national supermarkets, primary and secondary schooling, medical and leisure centre with a swimming pool, there is also a golf club, cafes, restaurants and bars. There are excellent rail and bus links within walking distance of the property to the north and south. Inverness is 22 miles away and has a full complement of amenities that you would expect from a city of its size.

This ground floor flat was built by local authority around 1930's and has an easily maintained garden to the front and side of the property, there is a garage and additional off-road parking. The house is well presented with the rooms being spacious and bright and the lounge has been totally refurbished. The house benefits from gas central heating and triple and double glazing. This property would make an ideal buy to let, starter home or for those looking to downsize.

Directions: From the A9 turn off at the junction for Alness/Invergordon B817, at the roundabout take the first exit for Invergordon. Follow the shore road until you approach the town and then turn left into the High Street. Take the second right into Shore Road and follow the road to the bottom and to the left. No. 9 is on the left.

Services: Mains water, electricity, gas and drainage.

Council Tax— A

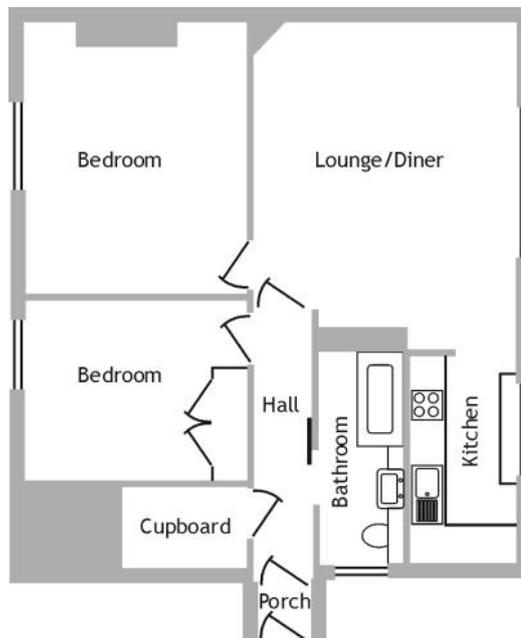
To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours Call 01463 231173

Monday to Friday 8am - 9am & 5pm—11pm

Saturday 8am -11pm & Sunday 8am—11pm

or Email: property@middletonross.co.uk



Porch	1.23m x 0.95m
Hall	4.33m x 1.05m
Lounge/Diner	4.51m x 4.17m
Kitchen	3.50m x 1.75m
Bedroom	3.19m x 3.10m
Bedroom	3.98m x 3.70m
Bathroom	3.50m x 1.37m

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.

Carpets, blinds, matching bedroom furniture and fridge are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.