

11 BIRCHWOOD, INVERGORDON, ROSS-SHIRE, IV18 0BE



LOUNGE, KITCHEN/DINER, FOUR BEDROOMS, BATHROOM.

GENERAL DESCRIPTION

This well presented detached bungalow offers spacious family accommodation in the pleasant residential area of Birchwood, convenient for local amenities and within walking distance of Invergordon Golf Club. The property benefits from well proportioned rooms with excellent storage facilities and two garages, one of which is an extensive double garage/workshop and could easily be converted into a granny flat subject to the appropriate Permissions. The property also benefits from a refurbished bathroom and kitchen, Gas central heating and double glazing throughout. The property has been very well maintained and is in excellent decorative order throughout and would make ideal family accommodation. Only by viewing can this property and its position be truly appreciated.

OFFERS OVER £195,000.00

LOCATION

Invergordon lies on the shores of the Cromarty Firth and benefits from a busy harbour often visited by a number of prestigious cruise liners. The village offers a range of local shops, hotels and both primary and secondary schools. The village is within easy commuting distance of Alness, Evanton, Dingwall and the City of Inverness is approximately 25 miles by road. There is a railway station in Invergordon and Inverness Airport is a short drive from Inverness.

DIRECTIONS

From the south heading north turn right off the A9 at the signpost for Invergordon Ind Est., Barbaraville and Milton. Turn right into Davidson Drive. At the bottom of this road turn right into Castle Avenue, follow this road until you come to the junction for Gordon Terrace. Turn right again and at the bottom of this road take another right onto King George Street. Follow this road and just before the Golf Club you will see the sign for Birchwood on your right.

ACCOMMODATION

Entrance through glazed door with glazed screen to:

ENTRANCE VESTIBULE

2.77 m x 2.41m (9'1" x 7'11")

Side facing window with fitted blind. Carpet. Walls partially lined with pine panelling. Radiator. Open through to Hall. Door into Bedroom.



DOUBLE BEDROOM

4.03m x 2.87m (13'2" x 9'5")

Bright room with rear facing window, curtains and fitted blinds. Two double wardrobes with hanging rail and shelf. Radiator. Carpet.



L – SHAPED HALL

Access to all rooms. Deep walk-in linen cupboard with slatted shelves, light and carpet. Three further deep storage cupboards with shelving. Laminate wood flooring. Hatch to loft. Radiator. Two ceiling lights.

LOUNGE

4.97m x 4.07m (16'2" x 13'4")

Spacious room with large picture window to the front fitted with blinds, enjoying panoramic views across the first tee on the golf course and over to the Cromarty Firth. Small side window. Feature marble fireplace with marble hearth and inset and wood mantle with fitted gas fire. Radiator. Carpet. T.V. point. Door through to:

DINING KITCHEN

4.23m x 3.55m (13'10" x 11'7")

Refurbished to a contemporary design, the kitchen is fitted with a generous range of quality wall and base units incorporating an integral dishwasher, stainless steel single sink and drainer with mixer tap and



fitted washing machine, tumble dryer and fridge freezer. A feature of the room is the corner gas hob and oven with Chimney style stainless steel extractor. Mosaic tiled splash back. Front facing window again allowing panoramic open views across the Golf Course to the Cromarty Firth. Work surface. Fitted blinds. Radiator. Tiled flooring. Spots on track. There is ample room for a dining table. Doors to lounge and hall. Decorative half glazed door out to side of property.

DOUBLE BEDROOM

3.82m x 2.39m (12`6" x 7`10")

Well proportioned room with front facing window overlooking the garden, affording superb open views across the Cromarty Firth to the Black Isle. Built in double wardrobes with louver doors. Radiator. Carpet. Curtains. Blinds.

SINGLE BEDROOM

3.98m x 2.23m (13`3" x 7`4")

Rear facing window with fitted blinds and curtains. Carpet. Radiator.



MASTER BEDROOM

4.07m x 2.92m (13`4" x 9`10")

Well proportioned, bright and airy room with rear and side facing

windows. Fitted double wardrobes with sliding mirror doors. Blinds. Curtains. Carpet. Radiator.



BATHROOM

2.31m x 1.89m (7`7" x 6`1")

Two side facing windows. Three piece white suite comprising bath, vanity wash hand basin and WC. Corner shower enclosure lined with aquaboarding and fitted with Mira shower unit. Underfloor Heating. Walls and floor are fully tiled. Recessed lighting. Wall mounted, ladder style heated towel rail.





OUTBUILDINGS

SINGLE GARAGE

Power, light and up and over door. Wall mounted fuse box for house and the two garages. Work bench. Front facing window.

DOUBLE GARAGE AND WORKSHOP

8.91m x 5.82m (29'3" x 19'2")

This extremely spacious double garage and workshop has Eleven 13amp sockets, Nine fluorescent lights and Four front facing windows. Up and over door. Alarm system.

GARDEN SHED

12' x 8'

Fully waterproof timber garden shed with light and shelving.

LEAN-TO GREENHOUSE

4'1" x 2'3"

GARDEN

The property benefits from a charming and well maintained garden with off street parking and a tarred area to the rear of the property allowing parking for several vehicles. The garden to the front is laid to lawn with mature trees and borders providing easy maintenance. A raised stone flower bed provides plenty colour throughout the Spring and Summer months. There is a paved patio area to the front providing a pleasant outdoor sitting area.

INCLUDED

All carpets and blinds. Dishwasher, washing machine, tumble dryer and fridge freezer.

COUNCIL TAX BAND

Band 'D'

POST CODE

IV18 0BE

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £195,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Purchasers offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise. Any appliances included have not been tested, therefore are not warranted.