

middleton ross & arnot



15 Cadboll Road, Invergordon, Ross-Shire, IV15 0HR

Semi Detached Bungalow

Vestibule

Hall

Lounge

Kitchen

Bathroom

Two Bedrooms

Double Glazing

Electric Storage Heating

Garden to Front and Back

EPC Band F



Offers Around £85,000

SPC SCOTLAND
spcscotland.co.uk

01349 862214

property@middletonross.co.uk

www.middletonross.co.uk

hspc 52846

Ref: 35



Semi-detached bungalow in a quiet residential location near Invergordon town centre, within easy walking distance of the shops. Situated in Easter Ross, the town has an attractive High Street which has been upgraded to make it more pedestrian-friendly. There are National Supermarkets, a chemist, Post Office and a variety of small shops. There is also a Leisure Centre, which has a swimming pool and an 18-hole golf course which has wonderful views over the Cromarty Firth. There are regular bus and rail services to both North and South. Primary school children attend the Park Road School, with older children attending Invergordon Academy.

These cottages were built at the end of WWI to house naval personnel. The house would now benefit from some modernisation but has bright, pleasant accommodation and has new carpet throughout. This house would provide an ideal home for those who are looking to downsize, a first time buy or a buy to let opportunity.

The front of the property faces south east.

Services: Mains Water, Drainage and Electricity.

There is a gas supply leading to the house.

Council Tax—B

A Home Report is available on request.

To arrange a viewing call Middleton Ross & Arnot on 01349 862214

Mon to Fri 9am - 5pm or out of hours call 01463 231173 Mon to Fri 5pm - 9pm,

Sat - 9am - 5pm and Sun 10am—4pm

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.

Blinds and kitchen appliances 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.

Vestibule	1.35m x 1.35m	(4'4" x 4'4")
Lounge	4.79m x 3.46m	(15'7" x 11'3")
Kitchen	3.30m x 2.57m	(10'8" x 8'4")
Bedroom	3.34m x 2.65m	(10'9" x 8'6")
Bedroom	3.48m x 3.34m	(11'4" x 10'9")
Bathroom	2.68m x 1.96m	(8'7" x 6'4")

