

MACKENZIE & CORMACK

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COLLIEMORE, 151 HIGH STREET, INVERGORDON, IV18 0AL

OFFERS OVER: £85,000

Colliemore is a two storey detached building centrally located in Invergordon which requires complete renovation and refurbishment. Accommodation: Hall, Kitchen, 2 Reception Rooms 3 Bedrooms, Store Room and Bathroom. The property has various outbuildings. Adjoining the main property are workshops and storage on Munro Street which were previously used as a cycle shop. The continuation of the property and garden along Munro Street may allow scope for further dwellings subject to planning permission being obtained.

HSPC Ref: MK04/56612

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP



Invergordon is a small town in the northeast Highlands of Scotland, situated on the shores of the Cromarty Firth, approximately 26 miles north of Inverness. It is a major port of call for cruise liners and Summer visitors. The town is just off the route of famous North Coast 500, scenic drive around the north Highlands. There are both primary and secondary schools and a popular leisure centre. Skibo Castle, the River Averon and various golf courses are not far away. This is a good area for outdoor pursuits, such as fishing, golfing, shooting, hill walking and wildlife spotting.

Hall: 3.90m x 2.00m

Providing access to two front rooms, bathroom and stairs to first floor

Bathroom: 2.81m x 2.41m

With WC, wash hand basin and bath



Room 1: 4.83m x 3.21m

With tiled fireplace and access to the kitchen



Room 2: 2.92m x 4.70m

Kitchen: 2.92m x 3.55m

Windows on two sides, stainless steel sink and drainer, Rayburn and walk-in storage cupboard

Off the kitchen there is a rear hall with door to the courtyard. Beyond the hall is a store room with a concrete floor.

Storeroom: 3.65m x 3.20m

From the hall, stairs cover up to the first floor. There is a window at half-landing level. The landing leads to three bedrooms and a store room which could be used as an en-suite for one of the bedrooms.

Bedroom 1: 3.20m x 4.67m

Bedroom 2: 3.42m x 4.32m

Window to the front. Fitted wardrobes.

Bedroom 3: 3.37m x 3.43m

Situated at the front of the house.

Outbuildings:

To the rear and joining the house there are outbuildings and stores

Store 1: 7.20m x 3.30m

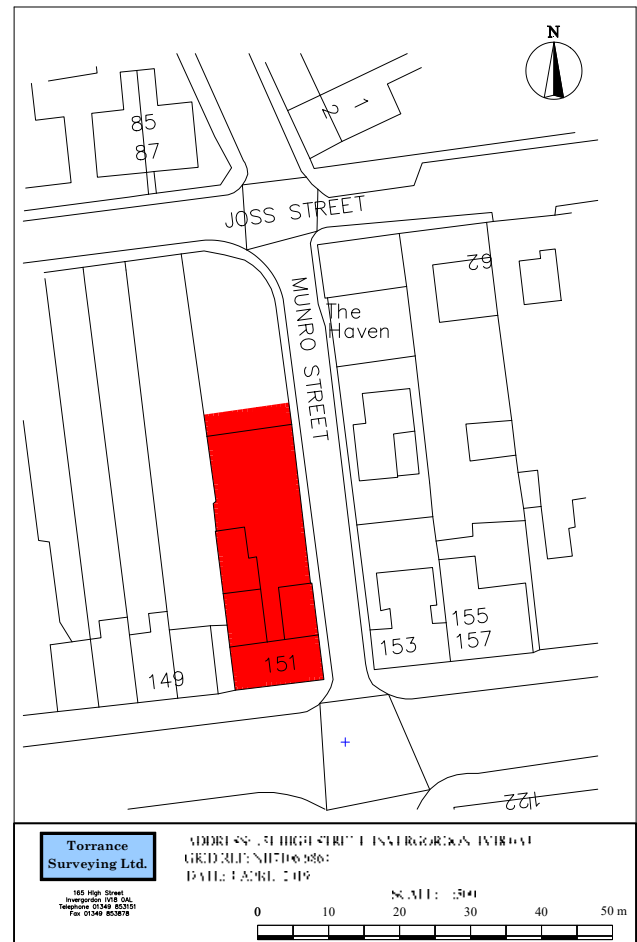
Previously used as a cycle shop with door onto Munro Street and two display windows. Further door to the rear onto the courtyard.

Store 2: 7.80m x 2.84m

Large store room in need of renovation

Garden Ground:

The property has garden ground which continues along Munro Street towards the electricity pole. There is potential for planning consent for a small house subject to approval being obtained.



Viewing:

Please contact the Selling Agents.

***DISCLAIMER.** Prospective purchasers are advised that the property is in a dilapidated and dangerous state. Pigeons have been roosting at the property and prospective purchasers are advised to take all care and attention when viewing. Overall, facemasks and a torch are advised – Mackenzie & Cormack accept no liability in respect of any injury or harm caused in the course of a viewing.

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.