



Innes & Mackay

**22 King George Street,  
Invergordon, IV18 0BB**

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- BEAUTIFUL OPEN SEA VIEWS
- LARGE WELL MAINTAINED GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- OFF ROAD PARKING

**Offers Over  
£145,000**



## DESCRIPTION

Overlooking the Cromarty Firth, this quaint, two bed semi detached bungalow offers anyone looking for a first home or indeed a comfortable home for a retired couple. The property which benefits from gas central heating, has its own off road driveway parking, lovely well maintained gardens and the most stunning and uninterrupted views across the Firth across to the rolling hills beyond.

## LOCATION

This property which enjoys open views across the Cromarty Firth to the hills beyond, is located within easy walking distance of the town, which offers excellent facilities including a supermarket, bank, Post Office, leisure centre and High Street . Both primary and secondary education is also available within walking distance together with the Golf Course. The nearby railway station provides a regular service, both North and South. The town of Invergordon has recently been awarded Free Port status ensuring ongoing investment and development within the town. Inverness, the main business and commercial centre in the Highlands, is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

## GARDENS

The gardens have been well maintained and tended, providing an aesthetically pleasing external appearance to this delightful cottage. The front gate opens onto the paved pathway leading to the front door and either side of the pathway are lawned areas with deep borders filled with a selection of colourful plants and bushes. To the side of the property is a paved driveway providing off road parking. Wooden gate opens round to the rear garden which is laid to grass, and has a selection of mature fruit trees, bushes and flowers. Timber shed provides external storage which has power connected from the house.

## ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which is laid with floor tiles and has a window to the front. This area also benefits from a cupboard housing the electrics. Part glazed door opens into the hallway.

## HALLWAY

From here, access is gained to the living room, two bedrooms and shower room. Two single cupboards provide good storage. Laminate flooring completes this area and extends through to the Living room.

## LIVING ROOM

4.36m x 3.87m (14'3" x 12'8")

The living room is a generous sized room located to the front elevation and enjoys open views to the Firth and beyond. Laid with laminate flooring, this room benefits from a gas fire connection located behind electric fire that is currently in place. Door leads through to the kitchen.

## KITCHEN

4.27m x 2.53m (14'0" x 8'3")

The kitchen is fitted with an ample supply of wood fronted floor based units and wall mounted cupboards all providing good storage and working areas together with a breakfast bar, ideal for casual dining. Inset in the work counter is the stainless steel sink with drainer to the side along with an electric cooker, washing machine and fridge freezer all of which are included in the sale. Part glazed door opens out to the rear garden. Good storage is provided by built in cupboards, one of which houses the gas combi boiler.

## BEDROOM 1

3.84m x 3.54m (12'7" x 11'7")

Bedroom one located to the front elevation is laid with carpet, and benefits from built in wardrobes providing hanging rails and storage.



## BEDROOM 2

3.56m x 2.87m (11'8" x 9'4")

The second bedroom located to the rear, enjoys views out to the garden. Carpet completes this room.

## SHOWER ROOM

1.93m x 1.82m (6'3" x 5'11")

The shower room is furnished with dual flush WC, wash hand basin with storage under and a tiled, walk in shower housing an electric "Triton" shower. Bevelled window to the rear, tiled flooring and grab rails complete this room.

## HEATING

Gas central heating via a combi boiler located in the Kitchen.

## GLAZING

Fully double glazed.

## PARKING

Off road parking for one car.

## COUNCIL TAX

Band B

## EPC

Band D60.

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, electric cooker and garden shed. The items of furniture in the living room are also included.

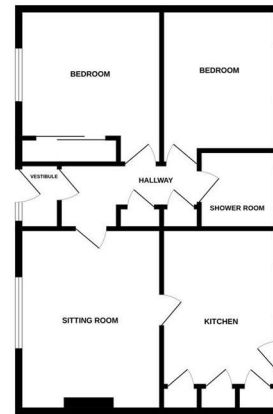
## SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. Outside tap.

## VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.





Measurements are for guidance only and should not be relied upon. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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