



10 SEABANK, INVERGORDON IV18 0PZ

Conveniently located, in a quiet cul-de sac, yet only 5 minutes walk from the Town Centre, this superior detached Bungalow, is offered for sale. Approximately 30 years old and in excellent decorative order throughout with oil-fired central heating and double glazing, this quality property deserves to be viewed.

Invergordon with a mixture of off and on shore oil related developments offers a good range of usual services including shops, hotels and primary and secondary schools. The town has bus and rail links to north and south. Inverness is approximately 30 miles distant

HSPC Ref No: 30461

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Hardwood front door to porch with glass inner door and glazed side panel leading to:-

INNER HALL:

L shaped with 1 double & 1 single cupboards. Access from Hallway to loft by ladder. Radiator. 2 glass doors to:-

SITTING ROOM WITH DINING AREA:

7.05M x 5.85M

Stone effect feature fireplace with electric log-effect fire/convector heater. Double aspect windows. Double full length glazed doors to garden.



KITCHEN: 5.25M x 3.25M

Family dining area. Radiator. Good quality modern floor & wall units. Integral hob & double oven, dishwasher, extractor hood. Laminate floor. Central heating boiler within drying cupboard. Walk-in linen cupboard. ½ glazed side door to side garden.



BEDROOM 1: 3.65M x 2.85M

Fitted wardrobe. Radiator. Rear garden view

BEDROOM 2: 4.35M x 2.85M

Fitted wardrobe. Radiator. Rear garden view.

BEDROOM 3: 3.40M x 3M

Fitted wardrobe. Radiator. Front garden view.

BEDROOM 4: 3.15M x 2M (AT NARROWEST)

Radiator. Front garden view.

BATHROOM:

3 piece pale blue suite. Radiator. ½ tiled.

SHOWER ROOM:

Fully tiled. Mains shower with cabinet. Radiator. W.C.

OUTSIDE:

The front garden is laid to lawn with shrubs. Tared driveway with gate to road.

The rear garden is laid to lawn with shrub borders and mature trees. Patio area. Greenhouse & garden shed.

Outside water tap.

Garage with light & power. Central heating oil tank to the rear of garage.

SERVICES:

Mains water, electricity and drainage.

PRICE:

Fixed price £210,000

ENTRY:

By arrangement

HOME REPORT

To obtain a copy contact www.packdetails.com

Ref HP145998 Postcode IV18 0PZ or contact Wilsons.

VIEWING:

Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,

Solicitors & Estate Agents

107 High Street, Invergordon

Tel: (01349) 852131

REF: DCW

These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.