



## **FLAT 1,155 HIGH STREET, INVERGORDON IV18 0AJ**

Suitable for a first-time buyer on the market at a competitive price this first floor flat, very conveniently located on the High Street, is offered for sale. With Economy 7 plan storage heating and full double glazing, the property is also economical to run.

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: 41914

Access from street via shared entrance hallway and stairs.

**ACCOMMODATION COMPRISES:**

2 panel glazed front door giving access to inner hall with laminate floor. Storage heater. Cloak cupboard and airing cupboard.

**LIVING ROOM, KITCHEN/DINER:**

Open plan style with

2 Velux and two casement windows

Living area (4.00m x 3.55m) Storage heater.

Kitchen with breakfast bar, stainless steel sink & drainer.

Storage units with worktops.

**BEDROOM: (3.25M x 3.15M)**

Built-in wardrobe & storage units. Panel heater.

**BATHROOM:**

Bath with shower over, wash-hand basin & w.c. Panel heater. Extractor fan. Access to loft storage area.

**OUTSIDE:**

Communal gravelled drying area. Shed.

**HOME REPORT:**

Visit [www.packdetails.com](http://www.packdetails.com) Ref HP228783

**POST CODE**

IV18 0AJ

**ENTRY:**

By negotiation

**VIEWING:**

strictly by arrangement with the selling agents

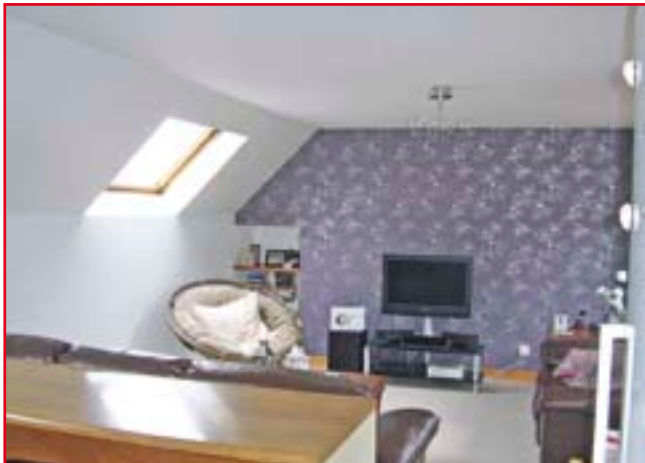
**PRICE:**

Offers over £80,500

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

Wilson,  
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.*