



1 INGLIS ROAD, INVERGORDON IV18 0JB

Situated on a corner site in the ever-popular Admiralty Cottages area and within walking distance of the Town Centre, this semi-detached COTTAGE is offered for sale. The property has gas central heating and double glazing and is in good condition throughout.

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. Accommodation comprises:

HSPC Ref No: 43411



Front door with glazed panel to inner vestibule

Glazed door to:-

LIVING ROOM: (4.68M x 3.44M)

A bright double aspect room with central heating radiator. Glazed door to:-

KITCHEN: (3.25M x 2.64M)

Modern floor and wall units. Stainless steel sink and drainer. Integral hob and oven. Central heating radiator. PVCu back door to garden.



BEDROOM 1: (3.45M x 3.40M)

Overlooking front garden with central heating radiator

BEDROOM 2: (3.35M X 2.65M)

Accessed by glazed door from Living Room to rear passage with bathroom off. Central heating radiator

BATHROOM:

3 piece white suite. Bath with electric shower over and shower screen. Tiled splashbacks. Laminate floor. Central heating radiator.

OUTSIDE:

Rear garden with drying green and shed
Front garden with small lawn, flower beds and gravelled area.

SERVICES:

Mains water, electricity, gas and drainage. Telephone line.

COUNCIL TAX:

Band "B"

PRICE:

Fixed at £96,000

ENTRY:

By arrangement

VIEWING:

Strictly through the Selling Agents.

HOME REPORT:

To view visit www.packdetails.com Ref: HP250533
Postcode: IV18 0JB or enquire of Wilsons.

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.