



“Ardvreck”, 5 Clyde Street, Invergordon IV18 0DU

In a cul-de sac at the west end of the town, conveniently located just off the High Street this detached one and a half storey house is offered for sale. Traditionally constructed but with modern gas central heating, timber double glazed windows and easily managed garden this property will make an excellent family home.

Invergordon with a mixture of off and on shore oil related developments offers a good range of usual services including shops, a branch of the Royal Bank, an 18 hole golf course, a hotel, leisure centre and a choice of primary and secondary schools. It is also home to the renowned Mural Trail and in summer is a destination for a number of cruise liners. The town has bus and rail links to north and south, with Inverness approximately 30 miles distant

HSPC Ref No: 43705

ACCOMMODATION COMPRISES:

Glazed Entrance Porch with timber half- glazed front door.

Inner 15 panel glazed door to Hallway.

HALLWAY:

Central heating radiator. Stair to First Floor. Lavatory with w.c. and wash-hand basin.

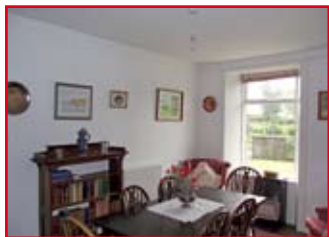
LIVING ROOM: (4.40M x 4.15M)

Bright double aspect room. Gas fire with tile and brick surround and mantel over. Central heating radiator.

**DINING ROOM:**

(4.30M x 3M)

Central heating radiator. Book shelves

**KITCHEN:**

(4.50M x 3.85M)

Set in an extension to the rear of the property with modern floor and wall units and suitable for family dining. Stainless steel sink and drainer. Separate pantry. Central heating radiator.

**UPSTAIRS:**

Landing with boiler/airing cupboard.

BEDROOM 1: (4.45M x 3.10M)

Central heating radiator

BEDROOM 2: (3.45M x 2.15M)

Coombed. Central heating radiator

BEDROOM 3:

(4.05M x 3M)

Central heating radiator. Half coombed

**BEDROOM/STUDY:**

(2.45M x 1.90M)

BATHROOM:

3 piece ivory coloured suite. Electric shower in cabinet.

OUTSIDE:

Walled front garden with paved path, lawn and borders.

Back garden with shed, patio, rotary clothes drier, drying green, borders and shrubs.

SERVICES:

Mains water, electricity, gas and drainage.

COUNCIL TAX:

Band "D"

PRICE:

Offers over £136,000

ENTRY:

by arrangement

VIEWING:

Strictly through the Selling Agents.

HOME REPORT:

To view visit www.packdetails.com Ref: HP253980
Postcode: IV18 0DU 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.