



Reaycona, 132 High Street, Invergordon IV18 0AE

We are pleased to offer the opportunity to acquire this fully-equipped five bedroom two-storey VILLA currently operating as a Bed & Breakfast but capable of being returned to a spacious family home with minimal difficulty. In an enviable location on the High Street, yet with a large fully-enclosed rear garden, the property benefits from full double glazing and gas central heating, and is in excellent decorative order throughout. The west gable is the home of one of Invergordon's celebrated murals "100 Hundred Years of Sport". Viewing is highly recommended.

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: 27392

ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE:

Tiled floor. Half-glazed front door. Hanging spaces. 15 pane glazed door leading to

INNER HALLWAY:

Radiator. Telephone point. Arched doorway to

REAR HALLWAY:

Radiator. Pine door to

SHOWER ROOM/LAUNDRY ROOM:

W.C., wash hand basin. Radiator. Finished in pine with shower cabinet, wash hand basin and W.C. Washing machine. Tumble drier.

Off Inner Hallway to

SITTING ROOM: (4.16M x 3.85M)

Radiator. T.V. point. Electric fire with mantel over. Double French doors (15 pane glazed x 2) to

SUN ROOM:

Overlooking garden and with views out over Cromarty Firth.

KITCHEN: (3.60M x 3.00M)

Accessed from Rear Hallway by fully glazed door. Tiled floor. 1 ½ sink and drainer. Modern fitted wall and floor units with worktops. Gas range-style cooker with extractor over; smoke & flame detector. Dishwasher; Fridge/freezer.





DINING ROOM:
(4.50M x 3.85M)

Accessed from Hall and Kitchen by glazed doors. Open fire with tiled surround, tiled hearth and marble inlay. T.V. point. Radiator. Alcove with 2 door cupboard below.

Antique turning stair from Inner hallway to

BEDROOM 1: (3.00M x 3.82M)

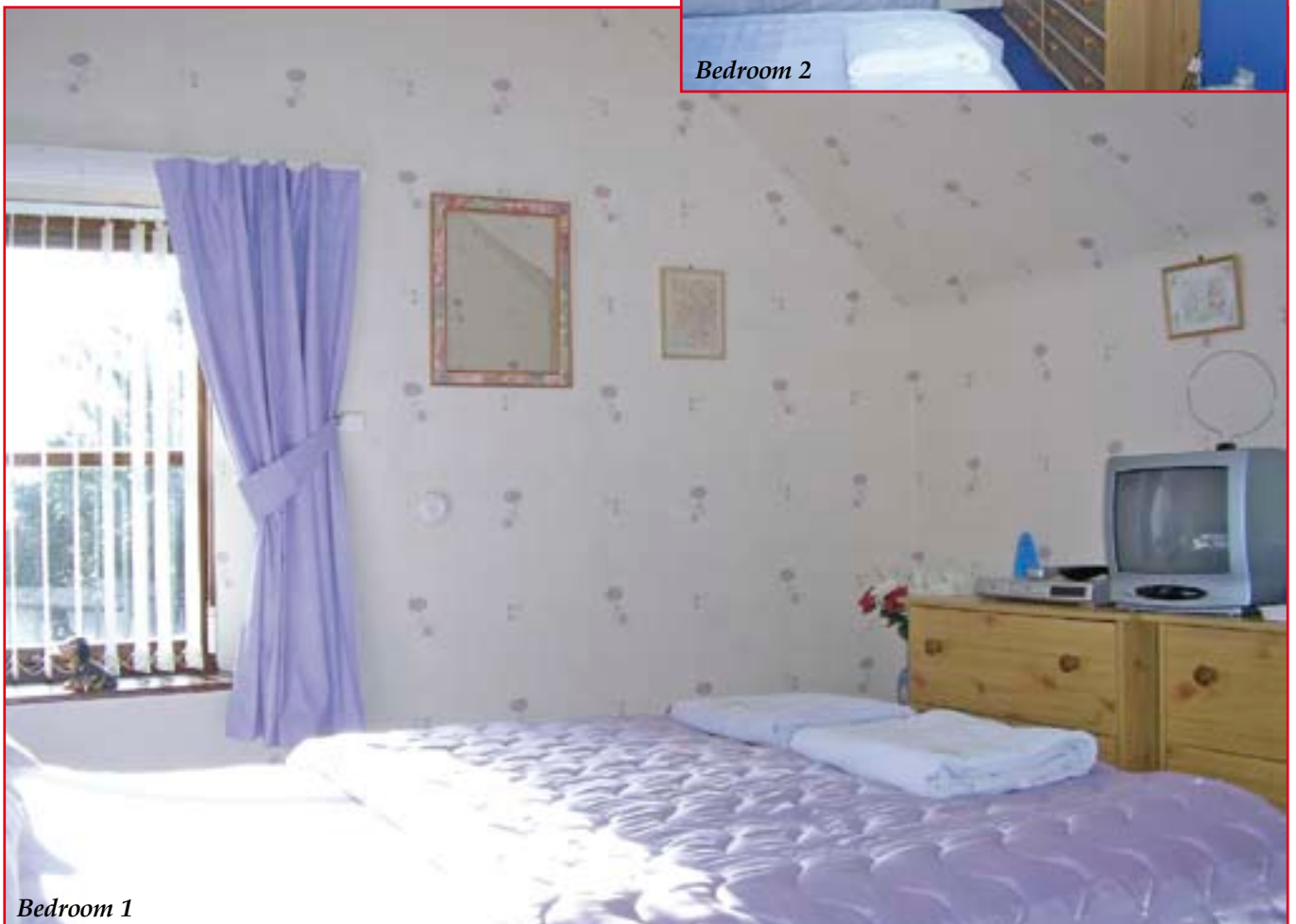
Radiator. Airing cupboard. T.V. point. View to garden.

BEDROOM 2: (4.50M x 2.90M)

Radiator. T.V. point. View to High Street.



Bedroom 2



Bedroom 1

BEDROOM 3: (3.35M x 2.52M AT WIDEST)

Feature double aspect window to High Street. Radiator. T.V. point.

BEDROOM 4: (3.88M x 2.15M)

Radiator. View to High Street. T.V. point (wall mounted). Wall light.

BEDROOM 5: (2.80 x 2.25M)

View to garden and Firth. T.V. point (wall mounted). Electric oil filled heater. Wall light.

LAVATORY

With W.C. and wash hand basin. Velux window. Radiator.

SHOWER ROOM:

Tiled floor. Shower cabinet. Radiator. Wash hand basin.

OUTSIDE:

Garden with lane access to High Street on east gable. Under grass and terrace. Steps down to gravelled hard standing for boat/caravan etc. Shed & fuel shed. Single garage with up and over door, outwith curtilage of property

SERVICES:

Mains water, sewerage, and electricity

PRICE:

Offers over £210,000 are invited.

CONDITIONS OF SALE:

All carpets, curtains, furnishings and equipment are included in the price.

ENTRY:

To be agreed.

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.