



Flat 3, 155 High Street, Invergordon, Ross-shire, IV18 0AJ

Offers Over £60,000

- Ground Floor Flat
- Shared Entrance
- Hallway
- Lounge
- Kitchen
- One Bedroom
- Shower Room

- Shared Garden Ground
- Close to Shops
- Double Glazing
- Gas Central Heating
- On Road Parking
- EPC Rating C



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01349 865125

middletonross.co.uk

REF 11
HSPC 61206



Ground floor flat in Invergordon town centre which is within easy walking distance of the shops and amenities. Situated in Easter Ross, the town has an attractive High Street which has been upgraded to make it more pedestrian-friendly. There are National Supermarkets, a chemist, Post Office and a variety of small independent shops. There is also a Leisure Centre, with a swimming pool and an 18-hole golf course with wonderful views over the Cromarty Firth. There are regular bus and rail services to both North and South.

There is a shared entrance hall leading to the front door of the flat. On entering the property the layout is straightforward, a hallway leads up to the living room at the rear which benefits from patio doors maximizing the natural light and giving easy access to the shared garden. The living room and kitchen are open plan and the kitchen area is large, has ample cupboard space and a breakfast bar. The bedroom is located towards the back of the property and is a reasonable size. There is an internal shower room and additional cupboard space in the hall. The flat will need some work to bring it up to a more contemporary standard. Updating the flooring, painting, and installing modern fixtures could quickly make this property feel fresh. It's a good opportunity for a first time buyer or a buy to let in a convenient and central location.

Directions: Follow the High Street to the end, the flat is the second building on the left past the Munro Street turning.

What3words location: [///exit.remaking.organs](https://www.what3words.com/exit/remaking/organs)



Services: Mains gas, electricity, water and drainage.

Council Tax— A

Home Report is available on request

To arrange a viewing call Middleton Ross on 01349 865125

HSPC Out of Hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: property@middletonross.co.uk



Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds, and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



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