

This charming semi detached cottage is of a traditional stone construction and dates back to around the 1850's. Originally two cottages, they were joined together in the 1970's forming a substantial house which belies the street frontage. The property is in reasonable condition but would now benefit from upgrading and modernisation. There is a pleasant garden to the rear which is teeming with birds. To the front (across the road) there is a large garden which extends to the shore line and enjoys the sun for most of the day. The cottage enjoys stunning views across the Cromarty Firth towards Nigg and Cromarty. The house would provide an ideal family home and with its close proximity to the NC500 a wonderful holiday home.

Saltburn is situated along from the town and port of Invergordon on the northern side of the Cromarty Firth. The town, with its excellent road and rail links boasts a wide variety of independent shops and there are national supermarkets, some cafes and bars. The town's port attracts large cruise liners from all over the world. There are plenty employment opportunities in the area and the town has primary and secondary schools. The house is on a bus route and there is a rail station making an easy commute to Tain, Alness, Dingwall and Inverness.

Directions: From the A9 take the B817 turning (signed) Invergordon follow the shore road for 4.2 miles, no. 30 is on the left.

What3words app: [/////trp.bared.juggles](https://www.what3words.com/#!/trp.bared.juggles)

Services: Mains electricity, water and drainage.

Council Tax Band D

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

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



FOR SALE



30 Saltburn, Invergordon, Ross-shire, IV18 0JX

Offers Over £260,000

- Semi Detached 1½ Storey Stone Cottage
- Sunroom Entrance
- Hall
- Lounge
- Kitchen
- Dining Room
- Three Bedrooms
- Study/Bedroom 4
- Modern Bathroom
- Attic Room
- W.C.
- Neat Garden to the Rear
- Garden to the Front Extending to the Shore
- Electric Heating
- Double Glazing
- Garage with Power
- Drive
- Stunning Coastal Location
- Close to the NC500 Route
- Ideal Family Home or Holiday Let
- EPC Rating G





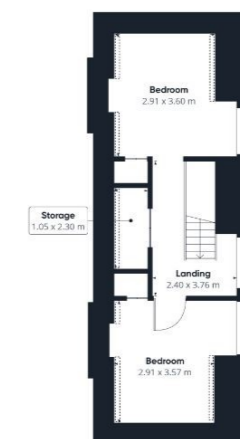
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Offers Over £260,000

Detached traditional stone cottage on the shore line with garden to the front extending to the beach.



Ground Floor



First Floor

Internal floor area
 Approx 149 m²