



11 Fraser Road, INVERGORDON, IV18 0NT

Offers Over £115,000

REF: 60560





This deceptively spacious, three bedroom, end terrace property is located close to the Invergordon town centre, within easy walking distance of all the excellent facilities on offer. The property benefits from double glazing and gas fired central heating along with versatile living space. With ample storage and well-proportioned rooms, this property represents a comfortable home for a family.

Viewing is highly recommended to fully appreciate the extent of the living space and the convenient location.

The accommodation consists of: an entrance vestibule; inner hallway with cloak cupboard and under stair storage; a well appointed kitchen with a selection of base and wall mounted units, space for cooker, fridge and washing machine; front facing lounge with folding doors opening to the dining room which in turn has doors opening to the garden; cloakroom comprising a WC and wash hand basin. On the upper floor is the shower room comprising a WC, wash hand basin and large walk-in mains fed shower with body spray and forest head; three bedrooms, two with fitted storage.

The garden area to the front of the property is predominantly laid to gravel while the fully enclosed rear garden is laid to lawn with a paved area and garden shed. There is ample communal parking for both residents and visitors to the front of the property.

The town of Invergordon, which is within walking distance, offers an excellent range of facilities including supermarkets, banks, Post Office, hotels, restaurants and a thriving High Street offering a good range of retail outlets. The property is also adjacent to the local golf club. Both primary and secondary education are available in the town and a regular train service offers a connection to Inverness City.

Inverness, the main business and commercial centre in the Highlands, is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	2.72m x 0.94m (8'11 x 3'0)	Bedroom 1	3.58m x 2.97m (11'9 x 9'9)
Hall	3.80m x 2.13m (12'6 x 7'0)	Bedroom 2	3.94m x 3.54m (12'11 x 11'6)
Kitchen	2.92m x 2.64m (9'6 x 8'8)	Bedroom 3	2.89m x 2.61m (9'6 x 8'6)
Dining	3.21m x 2.65m (10'6 x 8'8)	Bathroom	1.89m x 1.79m (6'2 x 5'9)
Lounge	4.59m x 3.51m (15'0 x 11'6)	Cloakroom	1.48m x 1.01m (4'9 x 3'3)



General

All floor coverings, light fittings, curtains, blinds and garden shed are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band B

EPC Rating

C

Post Code

IV18 0NT

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

TS/JD/BLAC0125/3

Price

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Directions

From Inverness City, take the A9 North and follow the signposts for Invergordon. As you enter Invergordon, continue along the High Street, eventually turning left onto Castle Avenue continue round then turn left into Strath Avenue and on to Fraser Road, keeping left and the property is to your left.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

