



**3 Ord Terrace, INVERGORDON, IV18 0HX**

**Offers Over £98,000**

**REF: 60892**





This deceptively spacious, two-bedroom, mid-terraced property is located in a quiet residential area of Invergordon, close to excellent facilities and within easy reach of the town centre. The property benefits from double glazing and electric heating complemented by an electric fire in the lounge. In need of slight modernisation, this property represents an ideal home for a first-time buyer or young family.

Viewing is highly recommended to fully appreciate the potential this property has to offer and convenient location.

The accommodation consists of: an entrance vestibule with stairs leading to the upper floor and storage cupboard housing the heating unit; a double aspect lounge/diner with electric fire providing a welcoming focal point and ample room for dining; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops, tiling to splashback, free standing cooker, fridge freezer, washing machine, two storage cupboards and access to the rear garden. On the upper floor: landing giving access to the attic, large walk-in cupboard housing the hot water tank and further shelved linen cupboard; two generous double bedrooms and fully tiled family bathroom comprising a three-piece suite in white with electric powered shower to bath.

The garden to the front of the property is laid to paving for easy maintenance while the fully enclosed rear garden is mainly laid to lawn and benefits from a garden shed. There is ample on-street parking available to the rear of the property for both residents and visitors alike.

The town of Invergordon, which is within walking distance, offers an excellent range of facilities including supermarkets, Post Office, hotels, restaurants and a thriving High Street offering a good range of retail outlets. Education is provided at South Lodge Primary School and Invergordon Academy, both of which are within walking distance. Invergordon offers a challenging 18-hole golf course and the Royal Dornoch Championship Golf Course can be found just 20 miles North of Invergordon. The town is also a popular destination for cruise liners visiting Scotland. There is also a train station offering a service for both the North and South.

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 Hall**      **2.01m x 1.50m (6'6 x 4'11)**  
**Kitchen**            **3.29m x 2.49m (10'9 x 8'2)**  
**Lounge**              **6.22m x 3.36m (20'5 x 11'0)**

**Master Bedroom**      **3.91m x 2.90m (12'9 x 9'6)**  
**Bedroom 2**            **3.36m x 3.19m (11'0 x 10'6)**  
**Bathroom**            **1.96m x 1.65m (6'5 x 5'5)**



### General

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

### Services

Mains electricity, water and drainage.

### Council Tax

Council Tax Band A

### EPC Rating

D

### Post Code

IV18 0HX

### Entry

By mutual agreement.

### Viewing

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

### Reference

LB/EB/SIMP196/1

### Price

Offers Over £98,000

### Directions

From Inverness take the A9 North. At Alness follow the signs for Invergordon. As you enter the town of Invergordon continue on the shore road, eventually turning left on to Golf View Terrace. Pass the Distillery on your left and continue along turning right onto Inverbreakie Drive. Turn first right onto Ord Terrace and the property is located on your left-hand side.

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

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

