#### Firthview, 12 King George Street, Invergordon

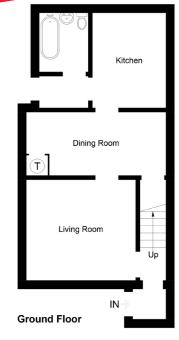




Illustration for identification purposes only, measurements are approximate not to scale. floorplansUsketch.com © (ID701036)

#### **Services**

Mains water, electricity and drainage.

#### **Extras**

All fitted carpets and floor coverings.

#### Heating

Electric storage panel heating.

#### **Glazing**

Double-glazed windows throughout.

#### **Council Tax Band**

#### **Viewing**

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

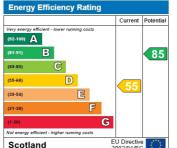
#### **Entry**

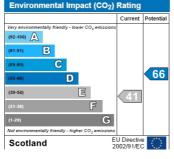
By mutual agreement.

#### **Home Report**

Home Report Valuation - £95,000

A full Home Report is available via Munro & Noble property@munronoble.com.





DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IVI IDR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



of an alleged mis-statement herein or in any advertisement.



#### **Firthview**

# 12 King George Street, Invergordon

A two-bedroom mid-terraced villa which enjoys views over the Cromarty Firth and the Black Isle beyond.



## OFFERS OVER £92,000

The Property Shop, 47 Church Street,

property@munronoble.com

01463 22 55 33

**A** 01463 22 51 65

## **Property Overview**













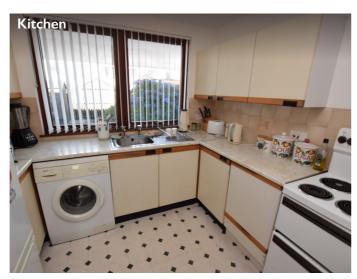


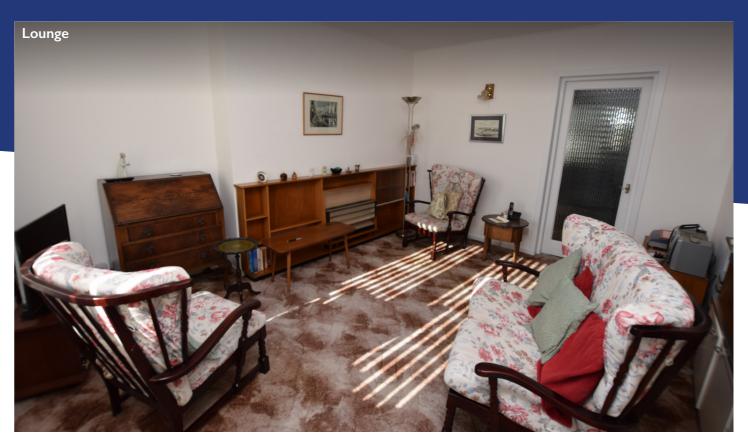


### **Property Description**

This two bedroom mid-terrace villa requires a degree of modernisation but could make a comfortable family home. The accommodation within is spread over two floors with the ground floor consisting of an entrance porch, from which views of the Cromarty Firth can be enjoyed, an entrance hall, a lounge with sizeable dining room off, a kitchen, a bathroom and a rear vestibule which gives access to the rear garden. On the first floor can be found a shower room and two bedrooms, both of which have fitted storage facilities. The property benefits from double glazing, electric heating, gardens to the front and rear and off-street parking. Viewing of this midterrace villa is recommended to fully appreciate the views that can be enjoyed from the property as well as to be able to appreciate the well proportioned accommodation within. Firthview has gardens to the front and rear elevation with the front garden being of low maintenance as it is paved and partially laid to gravel. There is a driveway which provides space for off-street parking and is enclosed by walling and iron fencing. The rear garden has a generous patio area, is laid to gravel and is fully enclosed by wooden fencing and shrubs. Local amenities in Invergordon include primary and secondary schools, supermarket shopping, restaurants, a medical centre and bus routes. More amenities can be found in Alness and include supermarket shopping and High Street shops.







#### **Rooms & Dimensions**

Entrance Porch
Approx 1.46m x 1.70m
Entrance Hall

**Lounge** Approx 3.98m x 4.30m (AWP)\*

**Dining Room** Approx 2.20 x 4.98m

Approx 2.79m x 2.62m (AWP)

Bathroom
Approx 1.66m x 1.69m

Rear Vestibule Approx 1.48m x 0.94m

Landing

Shower Room Approx 1.95m x 1.73m (AWP)

Bedroom One Approx 3.98m x 3.67m (AWP) Bedroom Two

Approx 3.27m x 2.92m

\*(At widest points)



