



### Services

Mains water, electricity and drainage.

### Extras

All carpets, fitted floor coverings and blinds. A free standing washing machine, dishwasher and a timber shed.

### Heating

Oil fired central heating.

### Glazing

Double glazed windows throughout.

### Council Tax Band

D

### Viewing

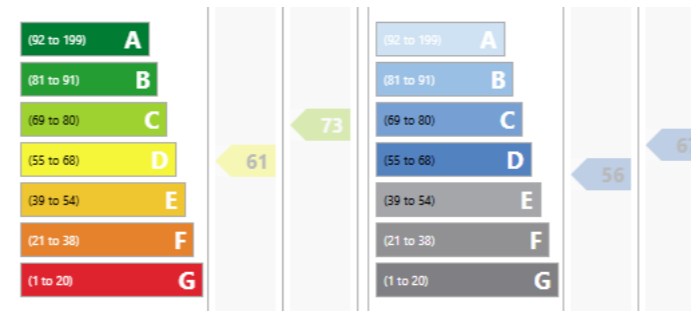
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £175,000  
A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

**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.

## 41A High Street Invergordon IV18 0DG

A well-proportioned mid-terraced five-bedroomed townhouse offering excellent potential in a prime central location and presents a fantastic opportunity to create a home tailored to your tastes.

**OFFERS OVER £175,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

### Property Overview



Mid-Terraced  
Town House



5 Bedrooms



1 Reception



2 Shower  
Rooms



Oil



Garden



On-Street  
Parking

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Ground Floor Shower Room

**Property Description**

This well presented five-bedroomed townhouse enjoys a prime position in the heart of Invergordon's High Street, offering easy access to local shops, cafes and amenities. This generously proportioned accommodation offers a wonderful opportunity for buyers seeking space, character, and potential. Arranged over three levels combining traditional character with practical living space, the property benefits from double glazing, and oil fired central heating. The ground floor comprises a welcoming entrance vestibule, and inner hallway leading to a spacious living area, a good sized kitchen/diner with a wooden farmhouse style kitchen, with an integrated double oven, hob with extractor fan over, a stainless steel sink with mixer tap and drainer. Included in the sale is a free standing washine machine and dishwasher. A convenient shower room with WC is also located on the ground floor, adding practicality for family living or guests. The first floor offers two, well-proportioned double bedrooms, and one single box room which could be utilised as a home office, along with an accessible shower room. The top floor hosts a large, impressive room featuring two windows overlooking the High Street. This bright and versatile space is perfect as a primary bedroom, studio, or additional living area, offering excellent natural light. Externally, there is a large well-kept garden to the rear with a patio area ideal for al-fresco dining, further on there is a two-section lawn garden divided by a good-sized wooden shed, which is included in the sale. There is a vehicle gate within the rear wall where there is potential for off-street parking. Situated directly on the High Street, and in close proximity to the Railway station, the property enjoys immediate access to, transport links, and local amenities. Invergordon is a vibrant port town known for its colourful murals, and position on the popular North Coast 500 route. With Inverness just 25 miles away. A thriving area of industry for the oil business and renewable energy sector. It is also a major port of call for cruise liners bringing more than 70,000 passengers to the area. Invergordon offers a range of professional services and facilities to include shops, supermarkets, primary and secondary schools. Invergordon Golf Club overlooks the Cromarty Firth. It also boasts its own Bowling Club and Naval & Heritage Museum. With the large oil and gas industry at Nigg, Invergordon and Evanton close by and the Highland capital of Inverness being approximately 25 miles away makes Invergordon a great commuting point.

**Rooms & Dimensions**

- Entrance Vestibule  
*Approx 1.75m x 1.11m*
- Entrance Hall
- Lounge  
*Approx 4.25m x 3.89m*
- Kitchen/Diner  
*Approx 3.82m x 3.19m*
- Ground Floor Shower Room  
*Approx 2.20m x 1.17m*
- First Floor Landing
- First Floor Shower Room  
*Approx 2.81m x 2.38m*
- Bedroom Three  
*Approx 2.66m x 1.84m*
- Bedroom Two  
*Approx 3.93m x 3.18m*
- Bedroom Five  
*Approx 3.18m x 2.58m*
- Second Floor Landing
- Bedroom Four  
*Approx 5.13m x 3.50m*
- Bedroom One  
*Approx 4.26m x 3.18m*



Bedroom Three



Bedroom Four