



38 Inverbreakie Drive , Invergordon, IV18 0HU

A three-bedroom, mid terraced villa, located in the town of Invergordon.

Offers Over £85,000

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PROPERTY	BEDROOM ONE	COUNCIL TAX BAND
ENTRANCE HALL	Approx 15'6" x 8'9" (Approx 4.73 x 2.67)	VIEWING
LOUNGE/DINER	BEDROOM TWO	ENTRY
Approx 20'4" x 10'11" (Approx 6.21 x 3.32)	Approx 11'2" x 9'10" (Approx 3.41 x 3.00)	HOME REPORT
KITCHEN	BEDROOM THREE	
Approx 11'2" x 9'1" (Approx 3.40 x 2.76)	Approx 8'10" x 8'0" (Approx 2.68 x 2.43)	
LANDING	SERVICES	
WET ROOM	EXTRAS	
Approx 6'5" x 5'5" (Approx 1.96 x 1.65)	HEATING	
	GLAZING	



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	