

50A Saltburn

INVERGORDON, IV18 0JY



*2/3 BEDROOM DETACHED COTTAGE WITH
PRIVATE PARKING SPACE AND GARDEN*



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McEwan Fraser Legal is delighted to present this 2/3 bedroom detached cottage in Saltburn, Invergordon. The property is only a few minutes on foot to the waterfront and approximately a 10-minute walk (0.5 miles) to the high street.

Inside, the property comprises of:

- Separate kitchen
- Spacious living area
- 2 double bedrooms
- Family bathroom with shower over bath
- 1 single bedroom/study

In addition to this, the property includes driveway parking, private rear garden and very large wooden shed/garage.







Bedroom 1





EN-SUITE

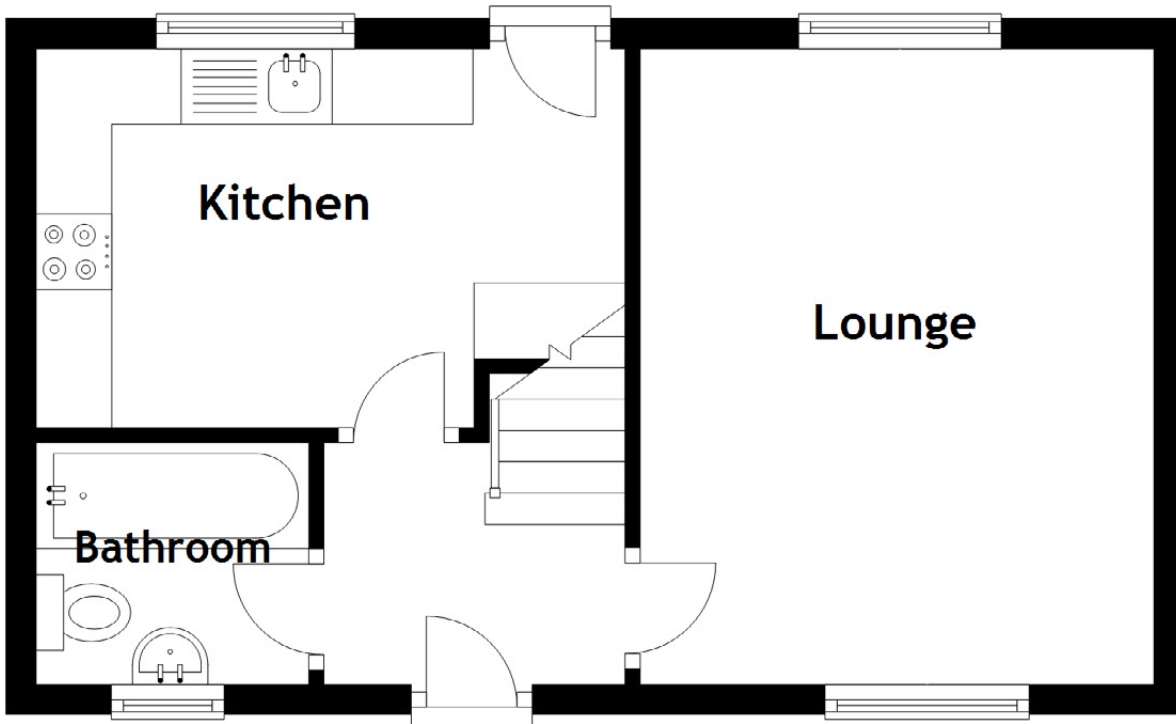
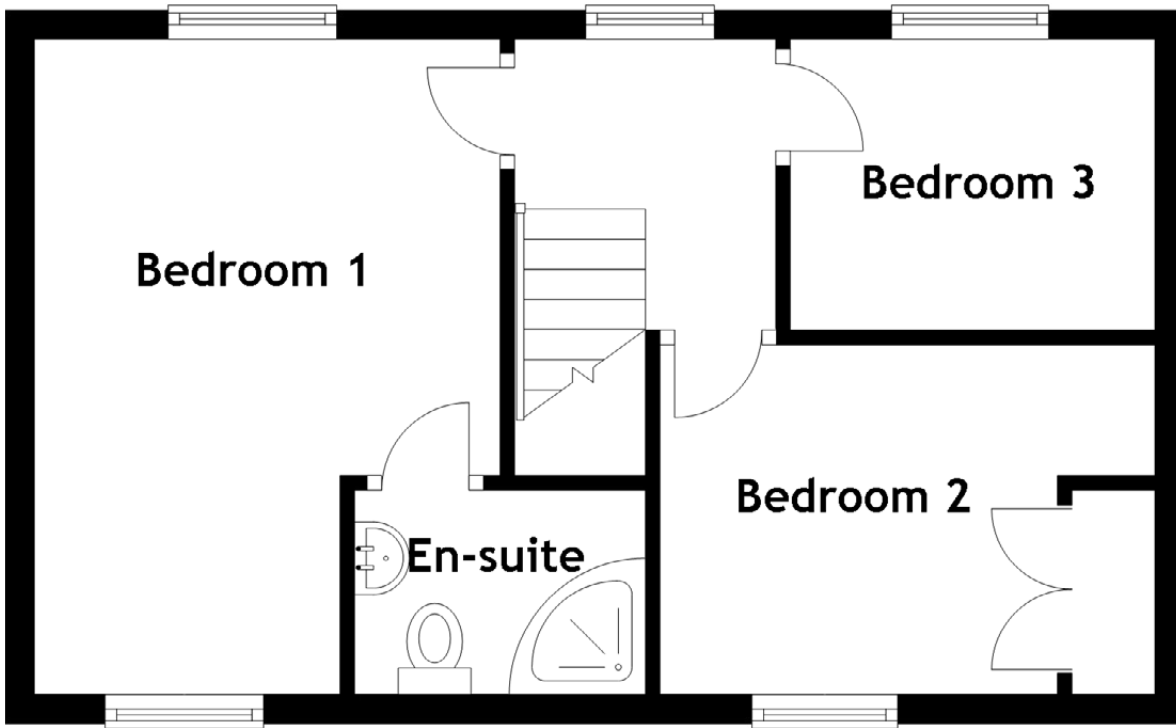


BATHROOM



Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.40m (11'2")	Bedroom 3	2.50m (8'3") x 2.00m (6'7")
Kitchen	3.90m (12'9") x 2.50m (8'3")	En-suite	2.00m (6'7") x 1.40m (4'7")
Bathroom	1.80m (5'11") x 1.60m (5'3")		
Bedroom 1	4.50m (14'9") x 3.20m (10'6")	Gross internal floor area (m ²): 67m ²	
Bedroom 2	3.40m (11'2") x 2.40m (7'11")	EPC Rating: D	





Invergordon is famous for its deep-water harbour and was formerly the home of the Royal Navy's Northern Fleet providing a back-drop to the history and development of the town.

The town has many amenities, including numerous shops, hotels and restaurants. The property is only a short walk from both Park Primary School and Invergordon Academy with the library, sailing club, golf course and community swimming pool and modern gym also close-by.

The nearby railway station has regular commuter services to Inverness. Inverness is less than twenty-five miles away and provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest-growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities with the road journey taking approximately thirty-five minutes via the A9 trunk road (on the very popular North Coast 500) driving route. Inverness is also well connected by road, rail and air to other UK and overseas destinations.

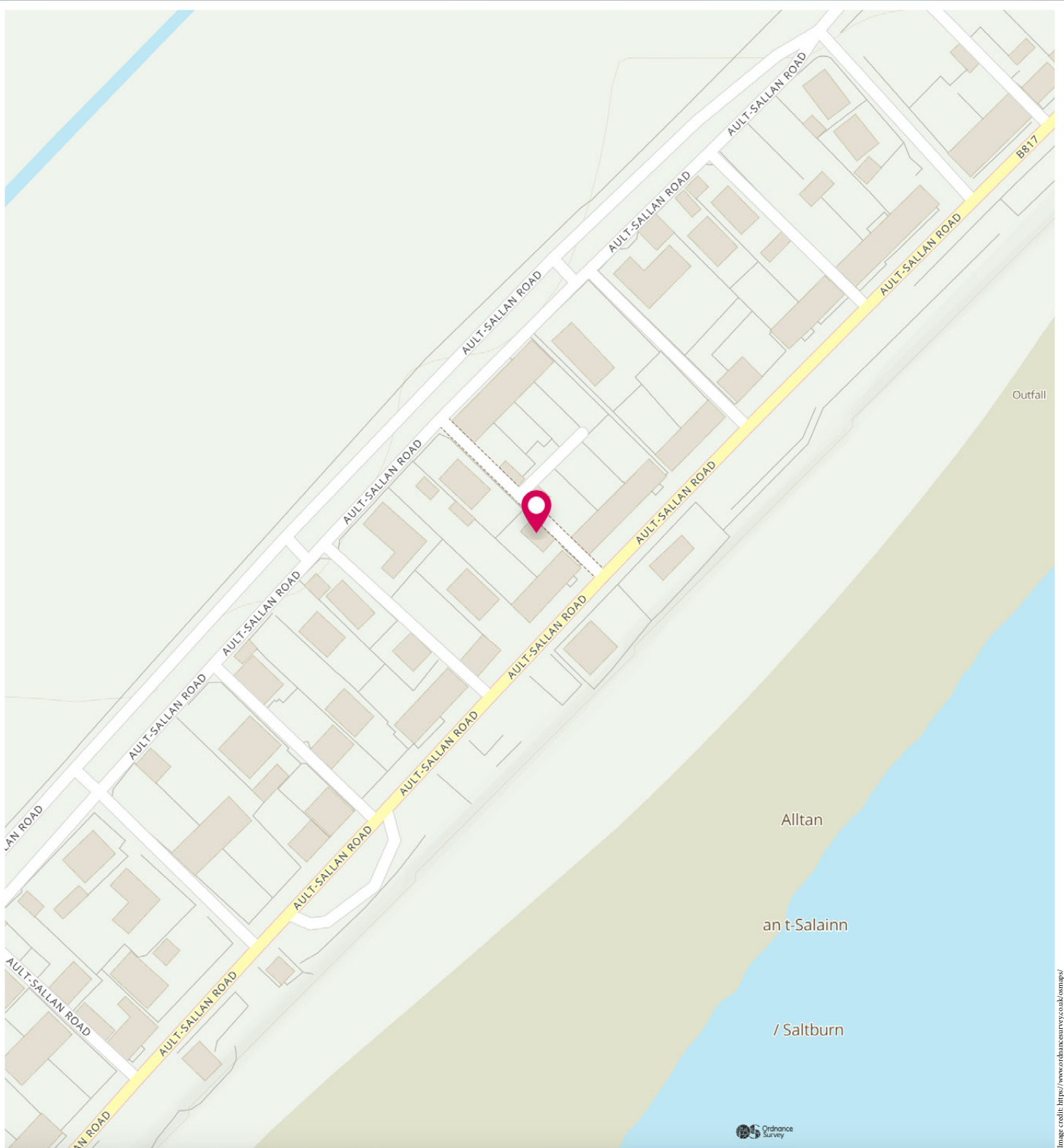


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