



A gorgeous three-bedroom detached cottage right on the water in Barbaraville, Invergordon



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McEwan Fraser Legal is delighted to present this stunning three-bedroom detached cottage in Barbaraville, Invergordon, with gorgeous water views from every front-facing window. The property also comes with a front garden area opposite the building that is right on the water itself, there are not many better spots in the Highlands than this

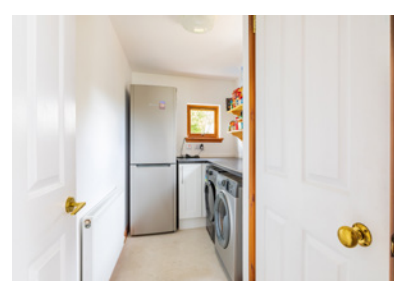
THE LOUNGE

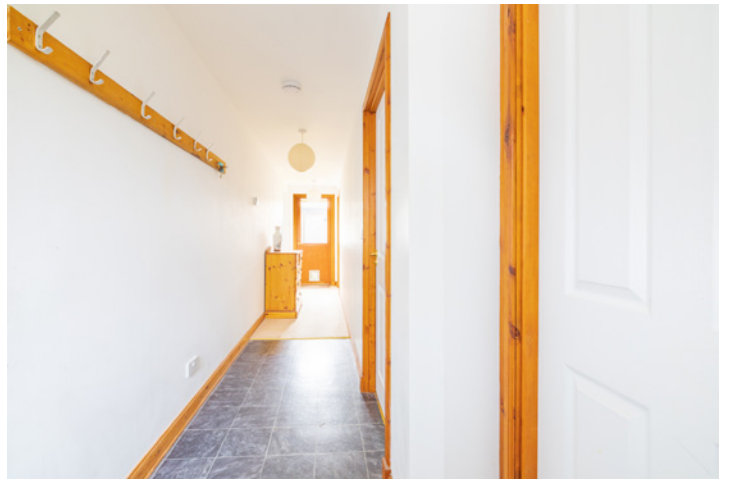


Inside, the property comprises:

- Cosy lounge with fireplace
- Spacious kitchen/diner
- Separate utility room

THE KITCHEN & UTILITY





- One bedroom/study
- Two double bedrooms
- Jack and Jill shower room

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



In addition, the property includes off-road parking and a very good plot that the cottage sits upon, the current owners have previously had planning permission accepted for an extension to the accommodation.

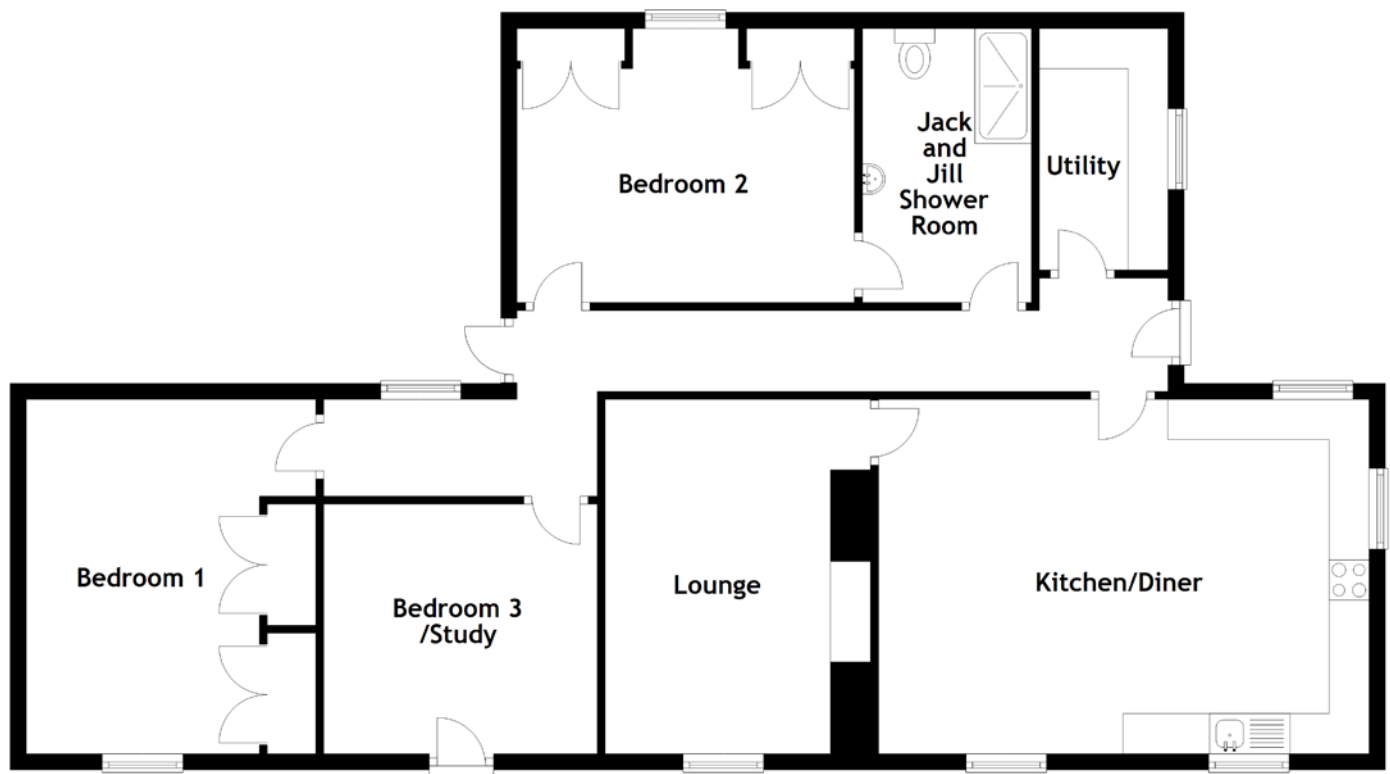
This is a rare opportunity to acquire a beautiful home right on the water, that could also be a fantastic holiday home base in the Highlands.

EXTERIORS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

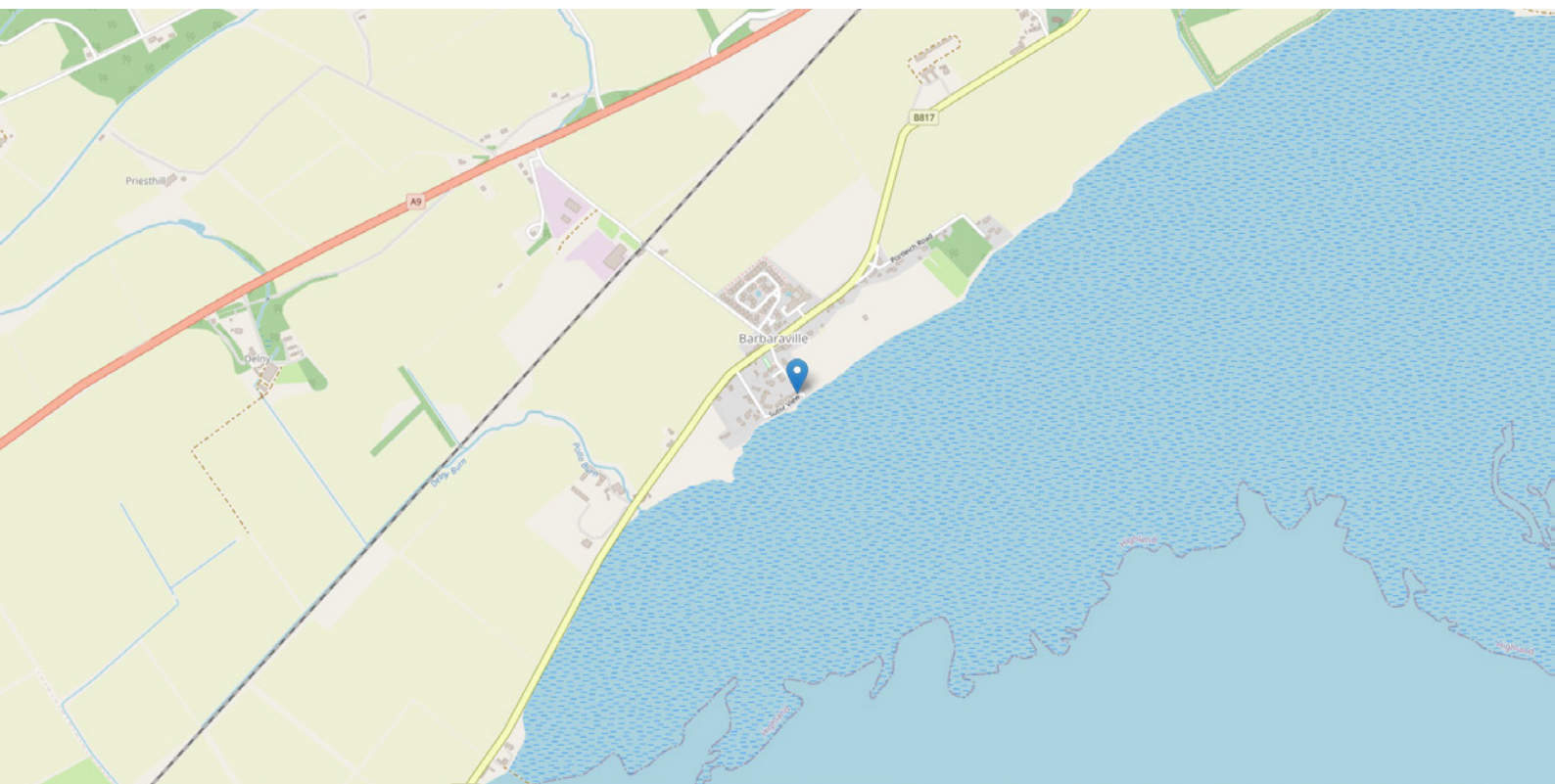


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.30m (10'10")
Kitchen/Diner	6.10m (20') x 4.40m (14'5")
Utility	3.00m (9'10") x 1.60m (5'3")
Bedroom 1	7.60m (24'11") x 3.60m (11'10")

Bedroom 2	4.20m (13'9") x 3.40m (11'2")
Bedroom 3/Study	3.40m (11'2") x 3.10m (10'2")
Jack and Jill Shower Room	3.40m (11'2") x 2.10m (6'11")

Gross internal floor area (m²): 118m²
EPC Rating: E



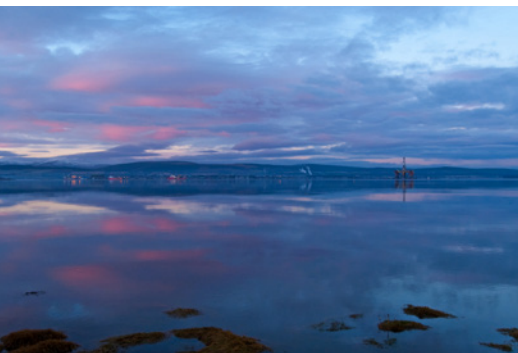
THE LOCATION

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 distance 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 (NC500) driving route. Inverness is also well connected by road, rail and air to other UK and overseas destinations.



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