




McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

Flat 1, 89A High Street

INVERGORDON, ROSS-SHIRE, HIGHLAND, IV18 0AB

LOCATION - INVERGORDON

ROSS-SHIRE, HIGHLAND, IV18 0AB

This very attractive property is located in the centre of Invergordon. 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. This naval tradition has continued into the present with numerous cruise ships being attracted to the port over the summer months in addition to the port's on-going oil-related activities.

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



FLAT 1, 89A HIGH STREET

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McEwan Fraser Legal is delighted to offer a superb opportunity to purchase this well presented one-bedroom upper flat, located in the centre of Invergordon.

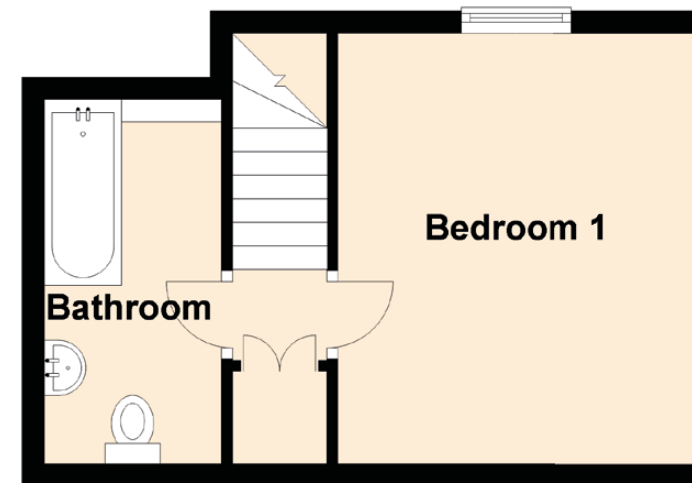
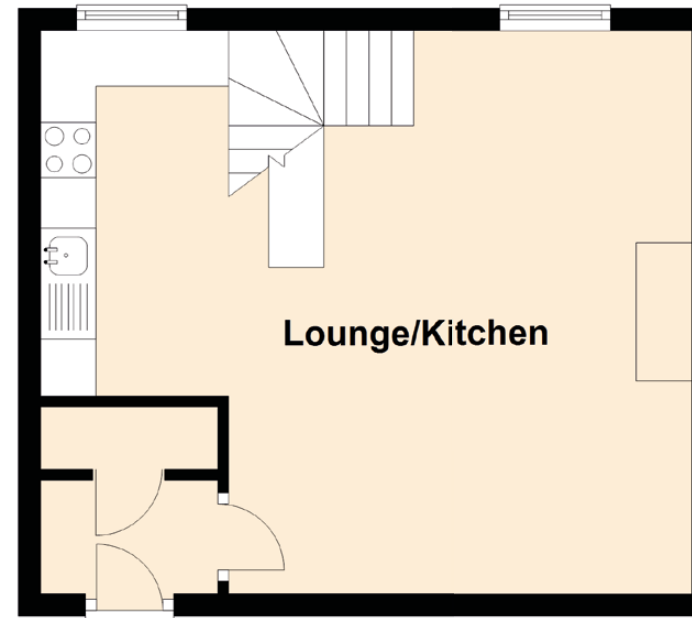
The accommodation consists of entrance hallway, very spacious lounge/diner, fitted kitchen (including integrated oven and hob, washing machine and fridge) bedroom and bathroom with shower over bath.

The property also benefits from electric heating and secondary glazing.

A parking space to the rear of the property is included in the sale.

This attractive apartment would make an ideal first-time-buy or buy-to-let/holiday let investment.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.90m (19'4") x 5.10m (16'9")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bathroom	3.30m (10'10") x 1.30m (4'3")

Gross internal floor area (m²): 48m² | EPC Rating: F

Extras (Included in the sale): Integrated oven and hob, washing machine and fridge. Parking space.

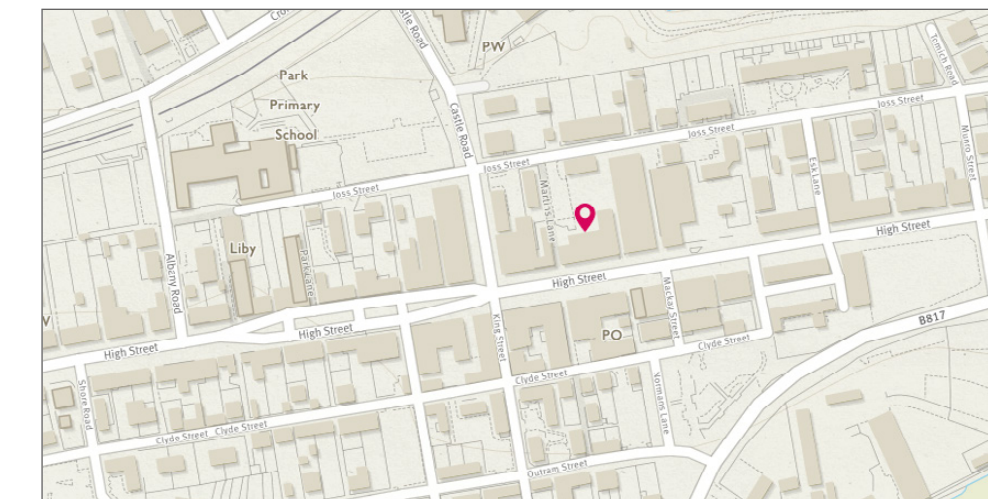
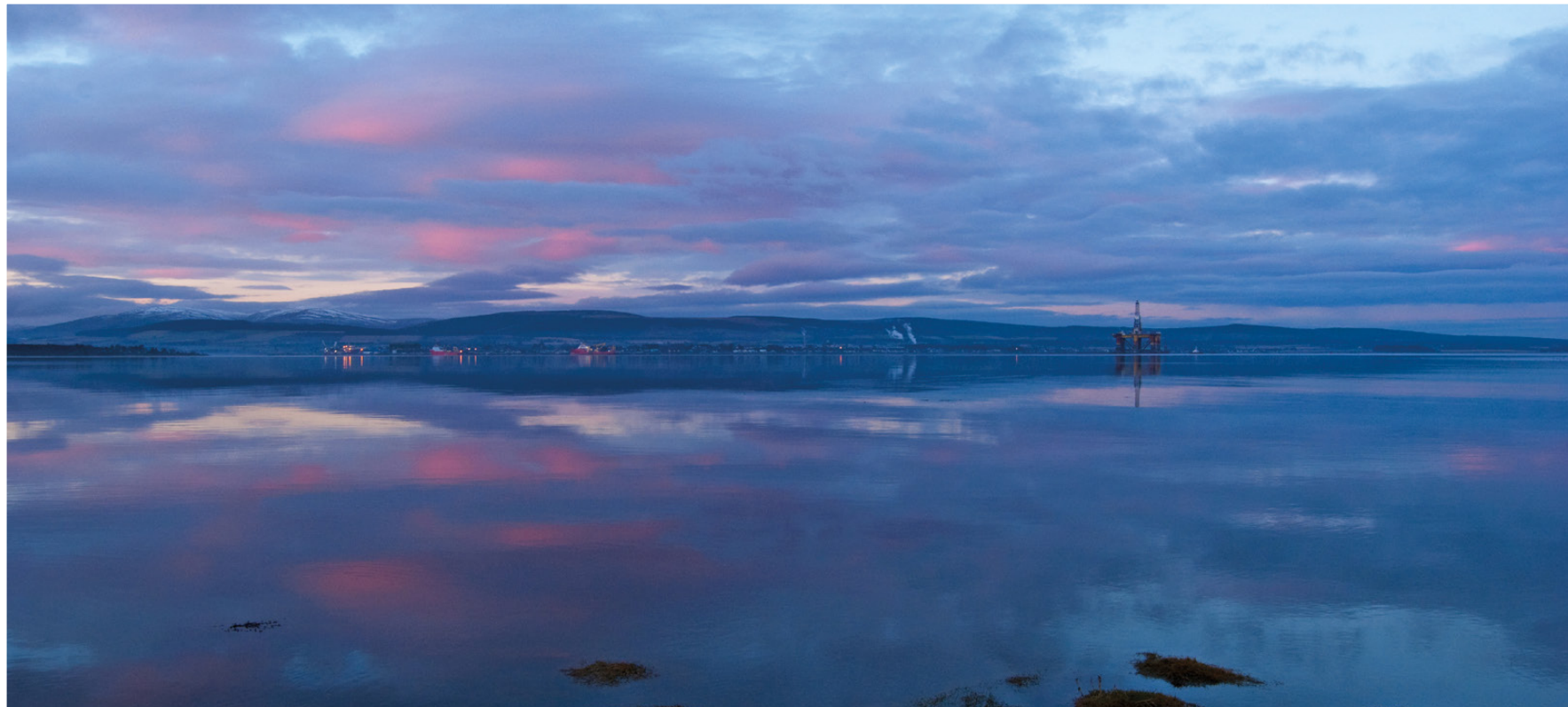


Image credit: <https://www.edinburghsurvey.co.uk/map/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALLY CLARK
 Designer