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Solicitors & Estate Agents

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5 Agincourt

INVERGORDON, IV18 0RQ



THE LOCATION

INVERGORDON

Nestled in the embrace of the Cromarty Firth, Invergordon boasts a rich maritime heritage, famed for its deep-water harbour. This coastal town has a storied past, once serving as the home of the Royal Navy's Northern Fleet, a backdrop that has played a pivotal role in shaping its history and evolution.

Today, Invergordon thrives with a range of amenities, making it an ideal place to call home. Explore the myriad of shops, hotels, and restaurants that dot the charming streets. For families, Park Primary School and Invergordon Academy are a short stroll away, ensuring excellent educational opportunities. This vibrant community offers even more to its residents, including a library, sailing club, golf course, and a modern gym with a community swimming pool, catering to various interests and pastimes.

Commuting to the bustling city of Inverness is a breeze, thanks to the nearby railway station providing regular services. Inverness, located less than twenty-five miles away, offers the best of city living, with a wealth of attractions and facilities. As one of Europe's fastest-growing cities, Inverness presents an array of retail parks, cultural treasures, educational institutions, entertainment venues, and top-notch medical facilities.





THE PROPERTY

5 AGINCOURT

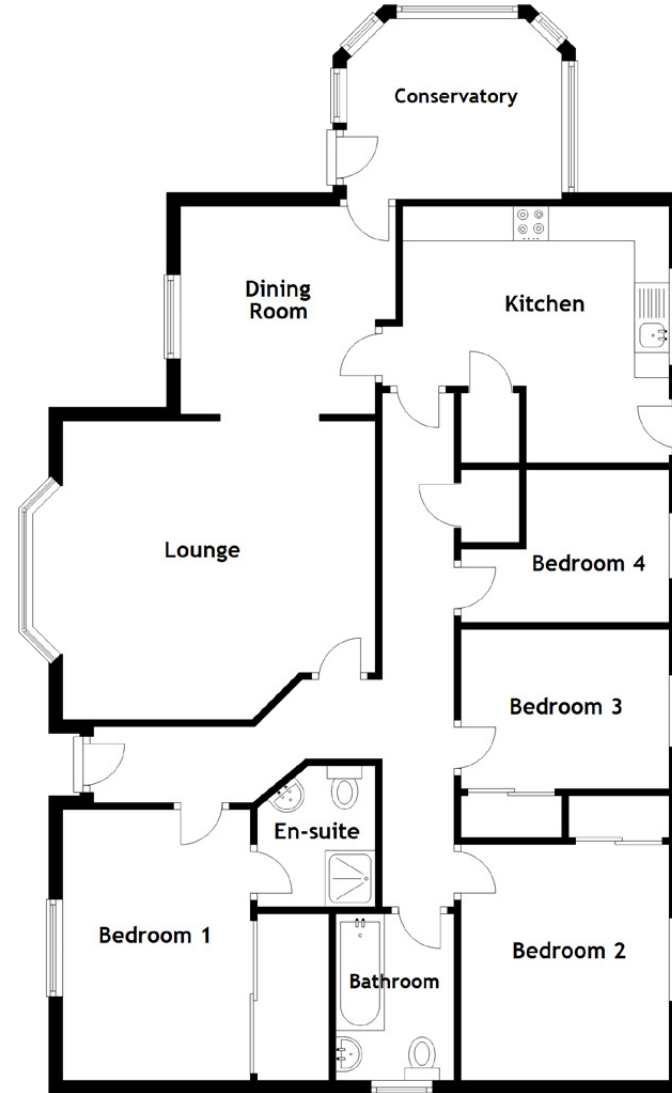
NOW AVAILABLE WITH OFFERS STARTING AT £20k UNDER HOME REPORT

Welcome to 5 Agincourt, a captivating detached 4-bedroom bungalow nestled in a tranquil residential cul-de-sac. This charming property offers a blend of space and comfort in a serene setting.

Step inside and be greeted by a spacious lounge with an inviting archway leading to the dining area, perfect for entertaining guests. Adjacent to this, you'll discover a delightful sunny conservatory, an ideal spot for unwinding with a good book or savouring a glass of wine. The well-appointed kitchen comes complete with free-standing white goods, ensuring convenience in your daily routines. With four bedrooms on offer, including an en-suite shower room in the master, this home provides ample accommodation. Additionally, a family bathroom with a bath suite and overhead shower caters to your every need.

Externally, the property features a wooden lean-to carport for covered parking, alongside the driveway for extra vehicles, and a spacious shed for storage solutions. The wrap-around garden offers the freedom to bask in sunlight all day or find shade as desired. Discover the comfort and convenience of 5 Agincourt, where peaceful living meets practicality, all within a welcoming neighbourhood.





THE DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.30m (14'1")
Kitchen	3.90m (12'10") x 3.70m (12'2")
Dining Room	3.10m (10'2") x 3.00m (9'10")
Conservatory	3.10m (10'2") x 2.60m (8'6")
Bedroom 1	3.90m (12'10") x 2.70m (8'10")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.30m (7'6")
Bedroom 4	3.00m (9'10") x 2.20m (7'3")
Bathroom	2.40m (7'11") x 1.70m (5'7")
En-suite	2.03m (6'8") x 1.70m (5'7")

Gross internal floor area (m²): 98m²
EPC Rating: C

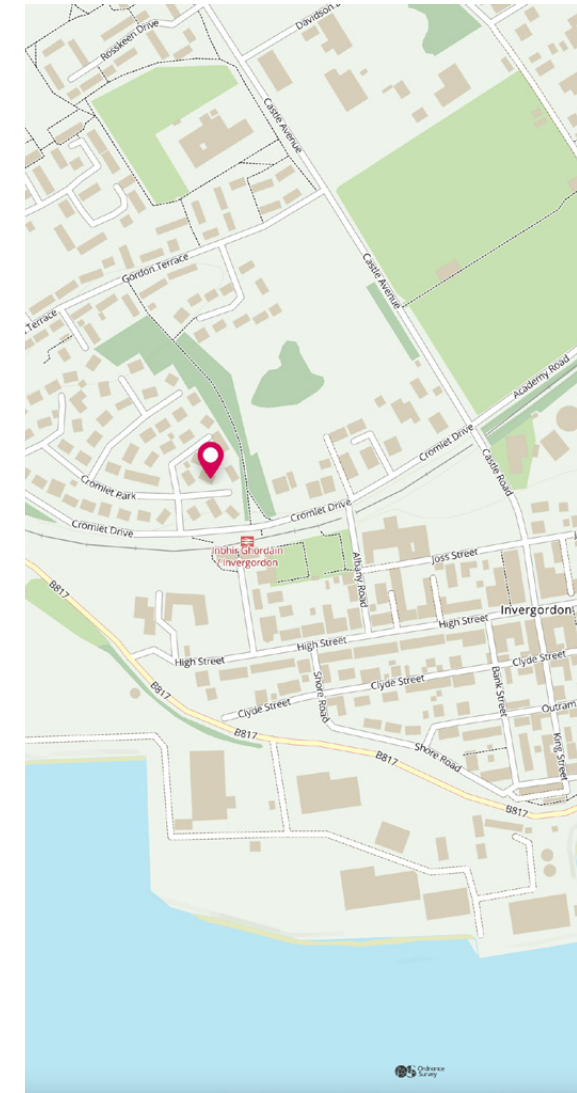


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