

Bluewaters, Salthurn, Invergordon, Ross & Cromarty, IV18 0JP

Offers Over £400,000



Full Description

About Property

Blue Waters is a spacious, individually designed bungalow enjoying an enviable position in the town of Invergordon, enjoying totally uninterrupted spectacular views across the Cromarty Firth, to the Black Isle in the distance. The bungalow is within walking distance of all the town facilities and is within easy commuting distance of Inverness City and Airport. The property, which has been finished to a high standard is in walk in condition throughout and benefits from gas fired central heating complemented by an open fire in the lounge, solar panels which contribute to the hot water and also feed back to the grid, bi-folding doors from the kitchen to the patio and ample off-street parking. With ample storage and well proportioned rooms, this property represents a very comfortable home for someone looking for a more sedate lifestyle with nearby City facilities. Only by viewing can you fully appreciate this beautiful property and the truly stunning location on offer. The accommodation consists of: hallway; a generous kitchen/diner with a selection of base units, complementary worktops and splashback, integrated dishwasher, American style fridge/freezer, 6 burner gas fired Aga and wall mounted television, the dining area comes with a large bespoke dining set and bi-folding doors opening to the patio and taking full advantage of the stunning views on

offer; front facing double aspect lounge again, enjoying the same stunning outlook and with an open fire set in a wood surround providing a welcoming focal point; utility/boot room with plumbing for a washing machine, ceiling suspended clothes dryer and housing the boiler; rear hallway with store cupboards and larder with cold room; master bedroom with dressing room and en-suite facilities comprising a WC, wash hand basin set in vanity unit and large mains fed shower; three further bedrooms, one which is currently utilised as a dressing room and one which could be utilised as a formal dining room; family bathroom comprising a WC, wash hand basin, vanity unit and large walk in mains fed shower with body spray and forest head. Blue Waters is reached via a gated driveway which leads on to a large parking/turning area and on to the double garage which has light, power, double roller doors, workshop with sink unit and fixed stairway leading to the floored storage area, providing an ideal leisure space. The garden is mainly laid to lawn with some mature shrubs and bushes. The patio area with glass balustrade takes full advantage of the views on offer and provides an ideal venue for al fresco dining and entertaining. There are also three garden sheds and wood store. A generator has been installed which would be triggered in the unlikely event of power failure. The town of Invergordon, which is within walking distance offers excellent facilities including a supermarket, bank, Post Office, leisure centre and High Street providing a selection of retail outlets. Both primary and secondary education is also available within walking distance. The nearby railway station provides a regular service, both North and South. Inverness, the main business and commercial centre in the Highlands, is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Features

- Garage
- Garden

Contact Us

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

