

Cromlet House, Invergordon, Ross & Cromarty, IV18 0BA

Offers Over £520,000



Full Description

About Property

Cromlet house is a prestigious Victorian property enjoying an elevated position in the town of Invergordon with views towards the Cromarty Firth and Black Isle beyond.

Built circa 1880, the property has been sympathetically renovated to a very high standard yet retains much of the charm and character you would expect from such a period property, Including high ceilings, deep skirtings, coving, cornices, original fireplaces and pitch pine finishings. The property benefits from gas fired central heating, intruder alarm, CCTV, five bedrooms, and sits in approximately 0.6 acres of garden ground.

Offering the perfect fusion of new and traditional, Cromlet House represents a very generous home which is close to excellent facilities and is within easy commuting distance of Inverness City and airport. Only by viewing can you fully appreciate this impressive property and convenient

location.

The accommodation consists of: an entrance vestibule with Victorian tiled flooring; inner hallway with an attractive stairway leading to the upper floor; double aspect lounge with views towards the water and an open fire set in marble surround providing a welcoming focal point; formal dining room, again with a stunning open fire; modern kitchen with a good selection of base and wall mounted units with island and complementary worktops, integrated fridge, recycling bins, gas fired hob, double ovens with warming drawers and ample room for informal dining; utility/prep kitchen with base, wall and sink units, dish washer, fridge freezer, and walk in cold larder; laundry room with a selection of base units and space for washing machine and dryer; rear hall with two store cupboards; boot room; boiler room; cloak room comprising a WC and wash hand basin; office with fitted storage; half landing with shower room comprising a WC, wash hand basin and walk in mains fed shower; on the upper floor is the master bedroom, a generous bright room with dressing room and en suite facilities comprising a WC, wash hand basin and large mains fed shower with forest hair and body spray; four further double bedrooms; shower room; family bathroom comprising a WC, wash hand basin, free standing bath and large mains fed shower; attic/games room, ideal for further development given the necessary planning consents.

Cromlet House sits in within a generous garden, mainly laid to lawn with some mature trees, shrubs and bushes, with a paved patio area providing an ideal venue for alfresco dining and entertaining. There is also a green house, covered wood store, tool shed, workshop, and two garden sheds. A gated driveway to the front of the property leads to a parking/turning area and on to the garage which has light, power and electric roller door.

The town of Invergordon, which is within easy 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. The town of Invergordon has recently been awarded Free Port status ensuring ongoing investment and development within the town.

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

HSPC

Property Department, 28

Queensgate

Inverness

Inverness

IV1 1DJ

T: 01463 235559

E: property@macandmac.co.uk







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		







