



10, Old Station Road

Milton, Invergordon, Ross-shire IV18 0QN

**Offers Over £285,000**



**\*\*UNDER OFFER\*\***

Looking for your new home this summer have a look at this newbuild 3 bedroom detached bungalow, built to a high specification by an independent builder. The property sits within an enclosed rear garden and has parking on driveway. Air source heating and modern interior.



VESTIBULE & HALL

In the central hall are two storage cupboards close to the front door and a linen cupboard. All rooms are accessed from the hall.

OPEN PLAN KITCHEN/DINING & SITTING ROOM 25'7" x 21'3" 10'2" x 8'10"

Kitchen - single fan assisted oven, induction hob, cooker hood, dishwasher, fridge, freezer and LED downlighters.  
Sitting/dining area has large patio doors with fixed panes to either side facing the front and a further 2 patio doors lead out to the rear garden.

BEDROOM 1 with EN SUITE 12'9" x 11'1"

A double bedroom with fitted wardrobe and french doors leading to the rear garden. En suite comprising white wash basin, w/c and shower enclosure.

BEDROOM 2 11'9" x 11'1"

A double bedroom with fitted wardrobe.

BEDROOM 3 11'1" x 9'2"

A double bedroom with fitted wardrobe.

BATHROOM 6'2" x 10'2"

The bathroom has space for a white 3 piece suite comprising: bath, w/c and wash basin as well as a separate enclosure  
Modern bathroom ware  
Mirrors  
Heated towel rail  
Glass shower screen and enclosure  
Wet wall in enclosures and around bath

UTILITY 6'2" x 5'4"

High pressurised tank which supplies water to showers, bath and sinks.  
Sink within worktop with plumbing for a washing machine  
Storage cupboard

THE FINISH

BT Points in the Lounge  
TV point in all bedrooms  
Fitted wardrobes in all bedrooms  
Anthracite Grey uPVC Window Frames and Double Glazed Units  
Flooring Package

GARDEN & DRIVEWAY

Turfed Back Garden  
External Tap  
1.8m Screen Fence to Rear Garden dropping to 1.00m around front garden.  
Driveway to Front

ADDITIONAL INFORMATION

A deposit is required to secure the property.

LOCATION

Located close to the village of Milton, with easy access to the A9. The nearby towns of Alness, Invergordon and Tain have all the local amenities such as primary and secondary schools, supermarkets, local shops, doctors, dentists, pubs and restaurants.

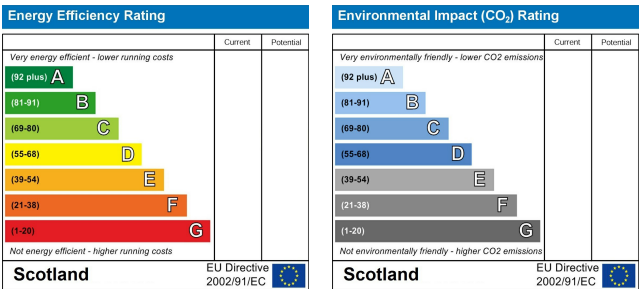
Area Map

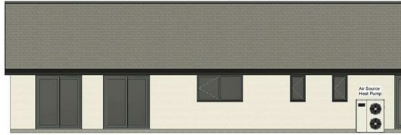


Floor Plans



Energy Efficiency Graph





3 North West Elevation  
1:50



5 South East Elevation  
1:50



2 Floor Plan Proposed  
1:50

#### Materials Palette



Anthracite Grey  
UPVC Frames



Flat Concrete  
Tiles



White Dry  
Dash Harling



Grey Cement



Concrete Paving



Black PVC Guttering

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