



19 Old Station Road

Milton, Invergordon, Ross-shire, IV18 0QN

Offers Over £285,000



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Looking for your new home, have a look at this newbuild 3 bedroom detached bungalow, built to a high specification by an independent builder. The property has a front garden along with parking on the driveway and an enclosed rear garden. Air source heating and modern interior, flooring, kitchen and bathrooms fitted to builders spec. but can be changed/upgraded to suit buyer. Exterior to be landscaped with grass and decking.



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 will include:- single fan assisted oven, induction hob, cooker hood, dishwasher, fridge, freezer and LED downlights.
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, mains supply shower and wetwall.

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 includes a white 3 piece suite comprising: bath, w/c and wash basin as well as a shower enclosure and screen.
Mirror, heated towel rail, 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 and a 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 rear garden, external water tap, decked area in front of patio doors. A 1.8m screen fence to rear garden dropping to 1.00m around front garden.
Driveway and garden to the front

ADDITIONAL INFORMATION

A deposit is required to secure the property.
Council Tax Band -E

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, restaurants and community halls.

DIRECTIONS

From the A9 take the turning at Kens Garage Kildary. Follow the B817 to Milton on the right hand side you will see the sign for Old Station Road No 19 is along on the left.
What3words ///cones.rectangular.proofs

VIRTUAL TOURS

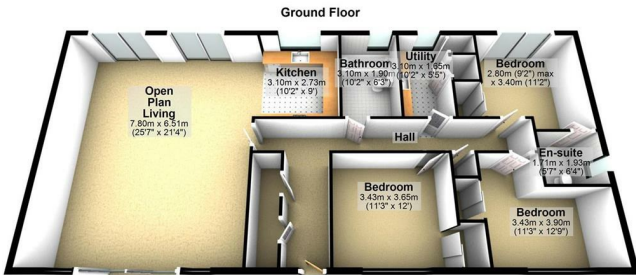
360 TOUR - <https://www.madesnappy.co.uk/tour/1g171ge0eb>

VIRTUAL TOUR - <https://youtu.be/oBBl-K6whic>

Area Map



Floor Plans







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