



6A Saltburn

, Invergordon, Ross &
Cromarty, IV18 0JX

Offers Over £320,000



This exciting bespoke newbuild is designed to sit perfectly in the location whilst making the most of the views over the Cromarty Firth. With 3 bedrooms on the ground floor and the living space on the first floor it takes advantage of the elevated vista as well as giving a feeling of space due to the light and cathedral ceiling.

On the ground floor the property comprises, 3 bedrooms (one with en suite), family bathroom, entrance hall and boiler storage. The first floor is a magnificent open plan kitchen, living and dining room, along with a fourth bedroom come office with an en suite.

The property is within walking distance of all local amenities in the town of Invergordon and Morrisons is a short journey to Alness. Train and bus transport links. Due for completion end of July.



LOCATION

The property is located in the waterside village of Saltburn on the outskirts of Invergordon. It is a long linear coastal village that looks out over the Cromarty Firth and is withing walking distance of the towns amenities.

PROPERTY DETAILS

The property is a new build that has been architectural designed to make the most of the location and views. The front runner in Air Source Heating System makes for a super efficient house with low energy costs. SAP Calculations are 91, making it A rated on the EPC. All oak doors and finished to a high standard. Luxurious bathroom fittings.

GROUND FLOOR

Entrance to the property is at the side and leads into a spacious hall with access to the three spacious bedrooms and a bathroom. The stairs lead to the first floor and the open plan kitchen, dining, living room and the fourth bedroom/office with an en suite shower room.

BEDROOM 1 with EN SUITE 12'5" x 14'1"

A double bedroom with patio doors and double wardrobe with mirrored doors. The en-suite comprises a large walk in shower with dual shower heads, a white wash basin and w/c in a grey vanity unit. Wetwall is on the walls and a grey heated towel rail.

BEDROOM 2 13'1" x 10'9"

A double bedroom with fitted wardrobe and mirrored doors.

BEDROOM 3 9'10" x 11'1"

A double bedroom includes fitted with 2 double wardrobes with mirrored doors and overlooks the rear of the property

BATHROOM 5'10" x 11'1"

A spacious family bathroom with a large walk in shower, bath, wash basin and w/c set in a grey vanity unit, heated towel rail.

FIRST FLOOR

Stairs lead to the first floor and the open plan kitchen, dining and sitting room with stunning floor to ceiling windows with views over the Cromarty Firth. The ceiling is vaulted and gives an immense feeling of space. The light is amazing and has a window at the rear as well as 4 velux to the west and 2 velux to the east

KITCHEN/LIVING/DINING ROOM 36'1" x 13'1" x 22'11"

This space is bright and airy and has a 'wow' factor with its cathedral ceiling and windows on all sides. To the rear of the room is a fitted kitchen in a slate blue with an abundance of base and wall cabinets, integrated washing machine dishwasher, induction hob, cooker hood, eye level oven and space for an American fridge freezer. A main feature is the central island with cupboards and breakfast bar, ideal for socialising. Between the kitchen and living room is an area that would make a great location for a dining table situated below the 4 velux windows and still with views to the water through the windows the height of the gable wall. A feature wall divides the hall from the main living area and has clever high level shelving and a useful storage pantry cupboard.

OFFICE/ BEDROOM 4 with EN SUITE 8'10" x 8'2" (4'7" x 8'10")

This room is versatile and could be a fourth bedroom, office or utility room. This leads to a shower room with shower enclosure, wash basin and w/c. set in a vanity unit.

ADDITIONAL INFORMATION

Council Tax Band to be Assessed on completion
EPC Rating based on SAP calculations is presently 91 and therefore aiming for A rating.
Completion Certificate will be supplied at time of purchase
Due for completion end of July 2022

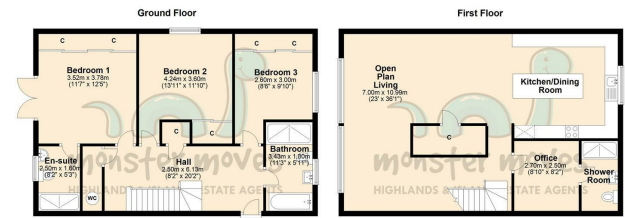
OUTSIDE SPACE

The property is set back from the main road in Saltburn, on an elevated position. The site is enclosed and has parking for a number of cars and the possibility of building a garage (with appropriate planning consents). The garden is low maintenance and has chippings around and is fenced in on three sides.

Area Map

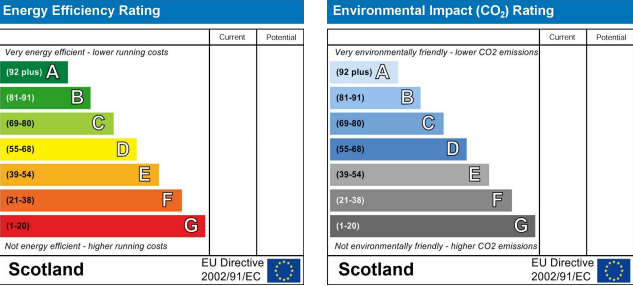


Floor Plans

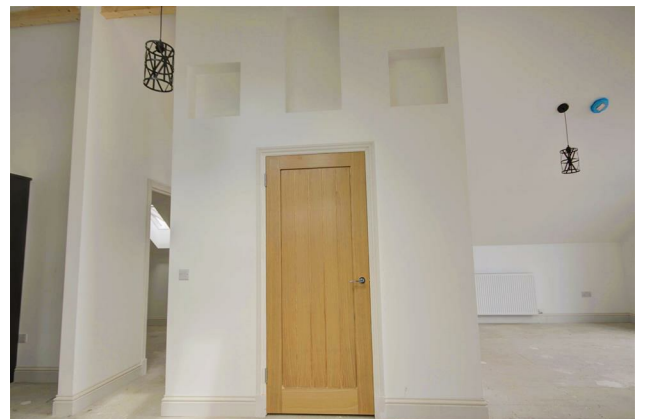


6A Saltburn, Invergordon

Energy Efficiency Graph







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