

# Plot 1 Newmore

INVERGORDON, HIGHLANDS, IV18 0PG



*A STUNNING NEW BUILD DEVELOPMENT OF ONLY  
8 EXECUTIVE DETACHED HOUSES & BUNGALOWS*



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McEwan Fraser Legal is delighted to present an exclusive development of only 8 executive houses in Newmore, Invergordon. These stunning detached houses & bungalows are being built to an extremely high standard by a local company Munro Highland. Being purchased at off plan stage will allow for a choice of kitchen, bathroom and en-suite finishes, any work that would be bespoke is potentially possible but would require a deposit.





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This Plot number 1 is a 4 bedroom 2 bathroom detached bungalow with a double garage.

Inside, the property comprises of:

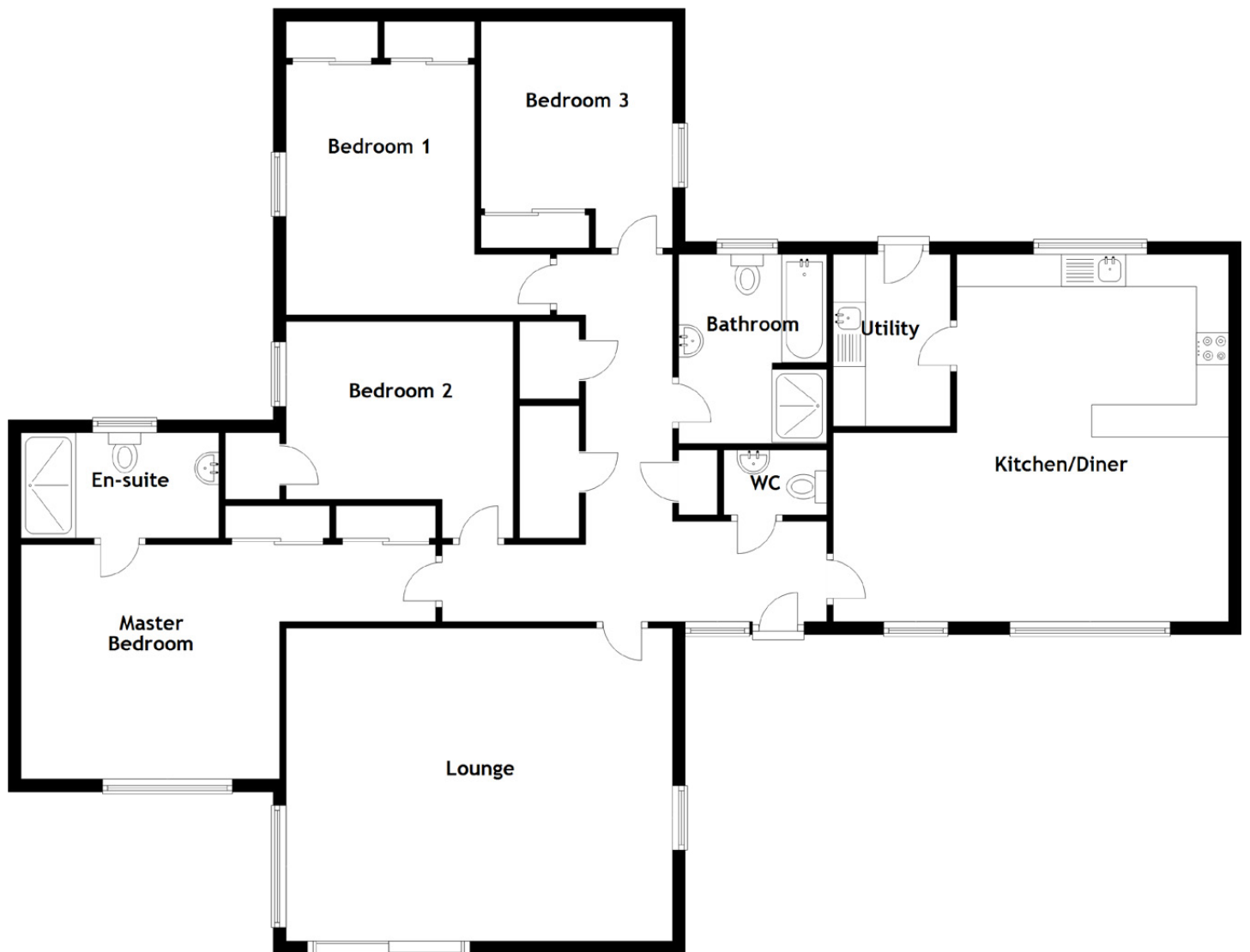
- Fully equipped kitchen/dining area including integrated appliances throughout
- Spacious separate living area
- Utility room
- 4 Double bedrooms including a master bedroom with en-suite shower room
- Family bathroom with bath suite and shower cubicle

In addition to this, the property includes driveway parking for around 3 cars and a large double garage.

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### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.14m (20'2") x 6.00m (19'8")
Lounge	6.00m (19'8") x 4.87m (16')
Master Bedroom	4.02m (13'2") x 3.64m (11'11")
En-suite	3.07m (10'1") x 1.64m (5'5")
Bedroom 1	4.57m (15') x 2.93m (9'7")
Bedroom 2	3.52m (11'7") x 3.37m (11'1")
Bedroom 3	3.52m (11'7") x 2.98m (9'9")
Bathroom	2.94m (9'8") x 2.30m (7'7")
Utility	2.67m (8'9") x 1.82m (6')
WC	1.60m (5'3") x 1.01m (3'4")

Gross internal floor area (m<sup>2</sup>): 161m<sup>2</sup>





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Located in the village of Newmore is this stunning development of executive new build homes. The nearby towns of Invergordon and Alness, both offer excellent facilities including supermarkets, banks Post Office, hotels, restaurants and High Street offering a good range of retail outlets. Local education is provided at Newmore Primary School which is within easy walking distance, while secondary pupils would attend Invergordon Academy, to which bus transportation is provided daily.

Inverness, the main business and commercial centre in the Highlands, is an easy commute away at 23 miles and around 35 minutes by car and the city offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the London Gatwick and beyond.

Invergordon & Tain Golf Courses present stiff challenges to any golfer with the world-famous links at Royal Dornoch, Nairn and Castle Stuart each but a short journey away. The easily accessible North West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.

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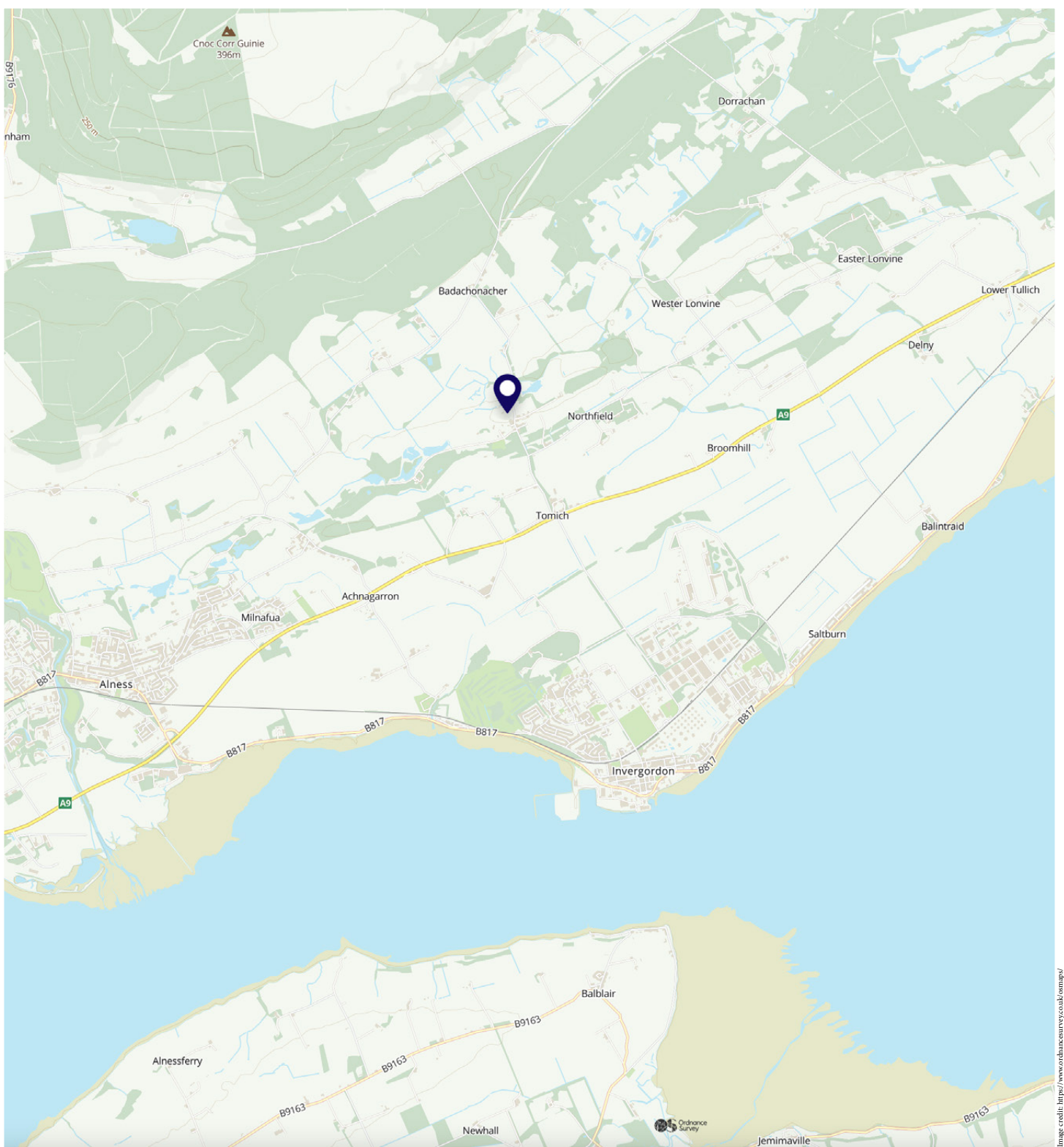


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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