

Tigh Na Fruach

INVERGORDON, HIGHLANDS, IV18 0PD



A brilliant and versatile five-bedroom detached bungalow, set against a scenic rural backdrop



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Welcome to Tigh Na Fruach, a charming haven nestled in the picturesque landscape of Invergordon. This spacious detached 5-bedroom bungalow offers a harmonious blend of comfort and versatility, perfect for those seeking both tranquillity and potential.

THE KITCHEN/DINER



Step into the heart of the home, where a fully equipped kitchen awaits, boasting ample space for an 8-seater dining table, ideal for family gatherings or entertaining guests.

THE LOUNGE

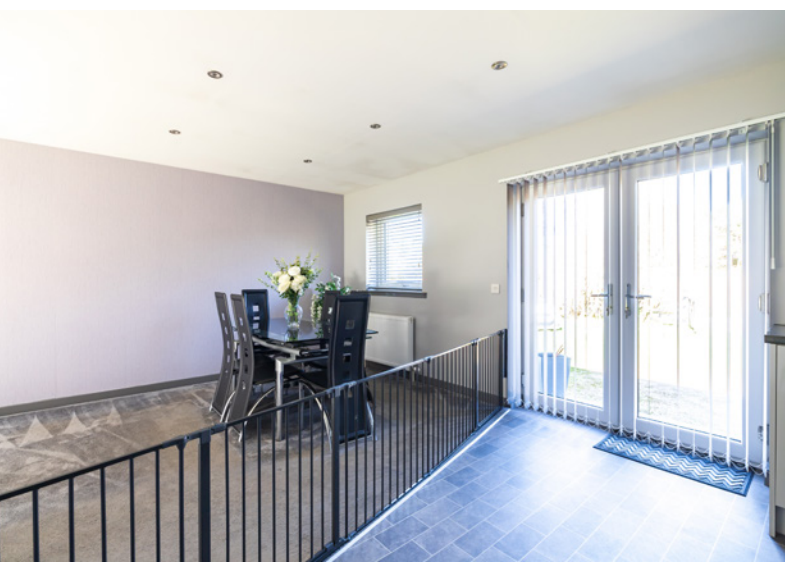


Adjacent lies the cosy lounge, a warm and inviting area to relax on chilly evenings.



Venture to the left wing of the property, where a second lounge and dining area await, adorned with patio doors leading to both the front and back gardens. This area presents an exciting opportunity, with the potential to be transformed into a fully independent one-bedroom annexe. With direct access to bedroom three and a pre-existing kitchen area, the possibilities are endless.

THE LOUNGE/DINER





The accommodation continues with four additional bedrooms, providing ample space for family members or guests. A convenient shower room and family bathroom cater to the needs of daily living.

THE BATHROOM



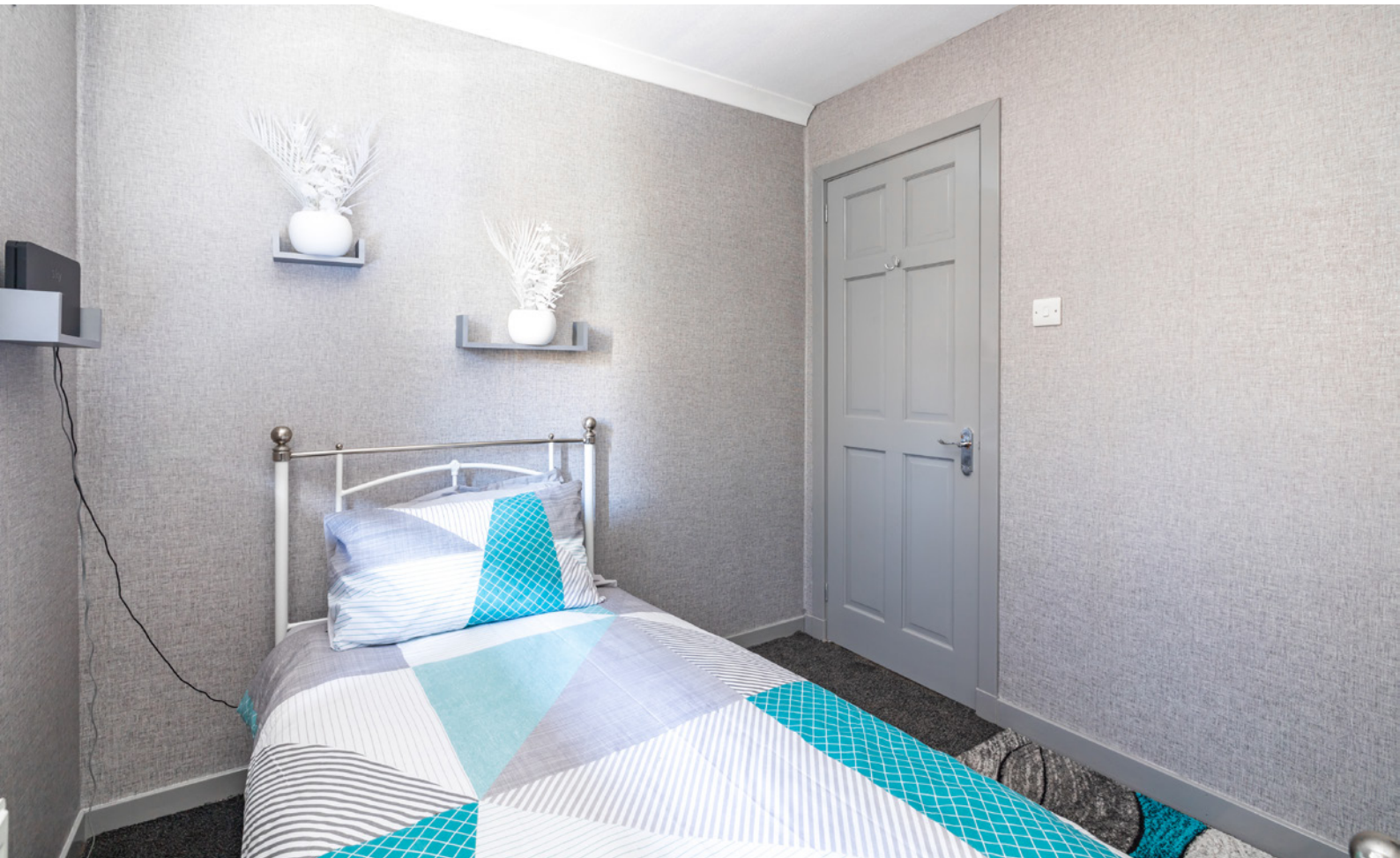
THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 5



Outside, Tigh Na Fruach sits on an expansive half-acre plot, enveloped by stunning scenic surroundings. A gated entrance welcomes you to the driveway, ensuring privacy and security. With its blend of spacious living areas, potential for expansion, and idyllic setting, Tigh Na Fruach presents a rare opportunity to create your dream home in the heart of Invergordon. Don't miss your chance to experience the epitome of tranquil countryside living.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

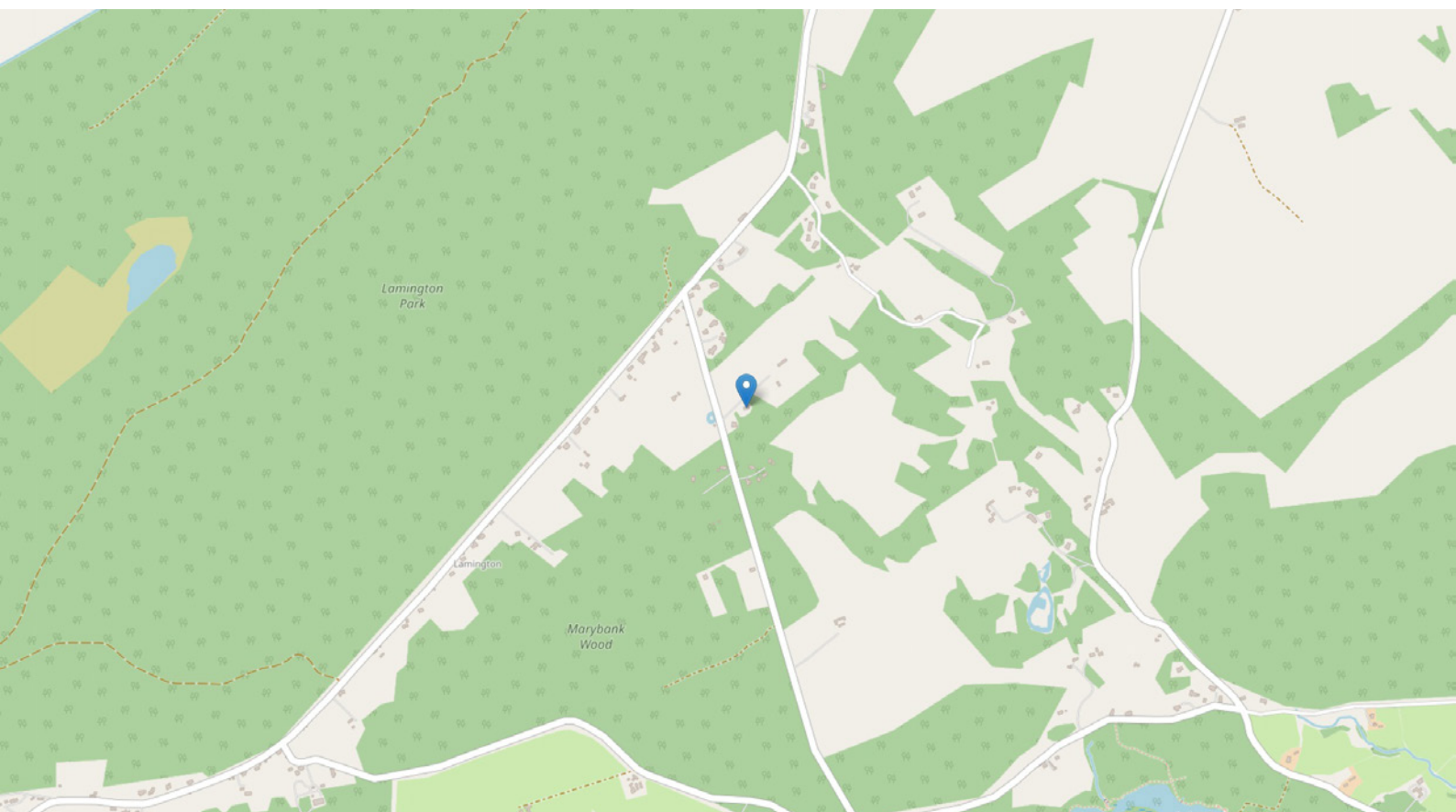


Approximate Dimensions
(Taken from the widest point)

Kitchen	5.30m (17'5") x 4.20m (13'9")
Lounge	5.30m (17'5") x 4.70m (15'5")
Lounge/Diner	7.00m (22'11") x 6.50m (21'4")
Shower Room	2.60m (8'6") x 1.80m (5'11")
Bathroom	2.60m (8'6") x 1.50m (4'11")

Bedroom 1	2.90m (9'6") x 2.60m (8'6")
Bedroom 2	2.70m (8'10") x 2.60m (8'6")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	3.80m (12'5") x 2.00m (6'7")
Bedroom 5	3.50m (11'6") x 2.90m (9'6")

Gross internal floor area (m²): 171m²
EPC Rating: E



THE LOCATION

Nestled in the embrace of the Cromarty Firth, Invergordon boasts a rich maritime heritage, famed for its deep-water harbour.

This coastal town has a storied past, once serving as the home of the Royal Navy's Northern Fleet, a backdrop that has played a pivotal role in shaping its history and evolution. Today, Invergordon thrives with a range of amenities, making it an ideal place to call home. Explore the myriad of shops, hotels, and restaurants that dot the charming streets. For families, Park Primary School and Invergordon Academy are a short stroll away, ensuring excellent educational opportunities. This vibrant community offers even more to its residents, including a library, sailing club, golf course, and a modern gym with a community swimming pool, catering to various interests and pastimes.





Commuting to the bustling city of Inverness is a breeze, thanks to the nearby railway station providing regular services. Inverness, located less than twenty-five miles away, offers the best of city living, with a wealth of attractions and facilities. As one of Europe's fastest-growing cities, Inverness presents an array of retail parks, cultural treasures, educational institutions, entertainment venues, and top-notch medical facilities.

Travelling to Inverness is convenient via the A9 trunk road, which is part of the popular North Coast 500 (NC500) driving route. The journey takes approximately thirty-five minutes, providing easy access to a world of opportunities. Inverness is also exceptionally well-connected, with road, rail, and air links to destinations within the UK and overseas.

Discover the vibrant tapestry of Invergoron, where history meets modern living and the world is at your doorstep. Your new home awaits in this thriving coastal community.



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