

Plot 7, Newmore Village Housing

NEW MORE, INVERGORDON, HIGHLANDS, IV18 0PG



Four-bedroom detached home with double garage, on an executive development of only 8 homes



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An exceptional opportunity to secure a beautifully designed four-bedroom home in the exclusive Newmore Village Housing Development. Plot 7 is one of just eight executive houses and bungalows being meticulously crafted by respected local builders, Wm Munro Construction (Highland) Ltd.

This spacious and flexible property is perfectly suited to modern family life, offering high-quality finishes, smart design, and the rare chance to personalise elements of your home when purchased off-plan.

THE KITCHEN/DINER



Practical features continue throughout, including a well-placed utility room and ample storage. The open-plan kitchen and dining area form the heart of the home, encouraging connection and everyday functionality, while the separate lounge provides a cosy space to unwind.

THE LOUNGE



THE UTILITY & SHOWER ROOM



THE GROUND FLOOR BEDROOM



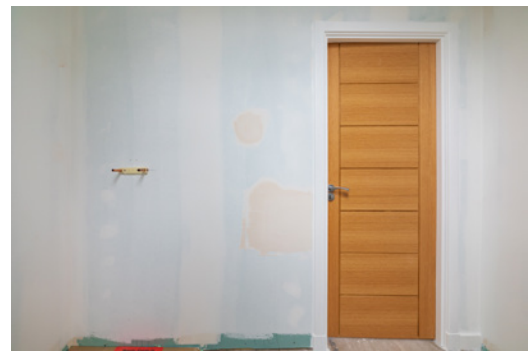
The layout of Plot 7 has been carefully considered to offer both comfort and versatility. The inclusion of a ground-floor bedroom makes this home ideal for multi-generational families, guests, or those needing a private home office. The master bedroom is a standout feature, with its own en-suite and walk-in wardrobe, creating a private retreat for relaxation and organisation. A further two double bedrooms and a family bathroom can also be found upstairs.



THE MASTER BEDROOM



The master bedroom is a standout feature, with its own en-suite and walk-in wardrobe



BEDROOM 2



BEDROOM 3



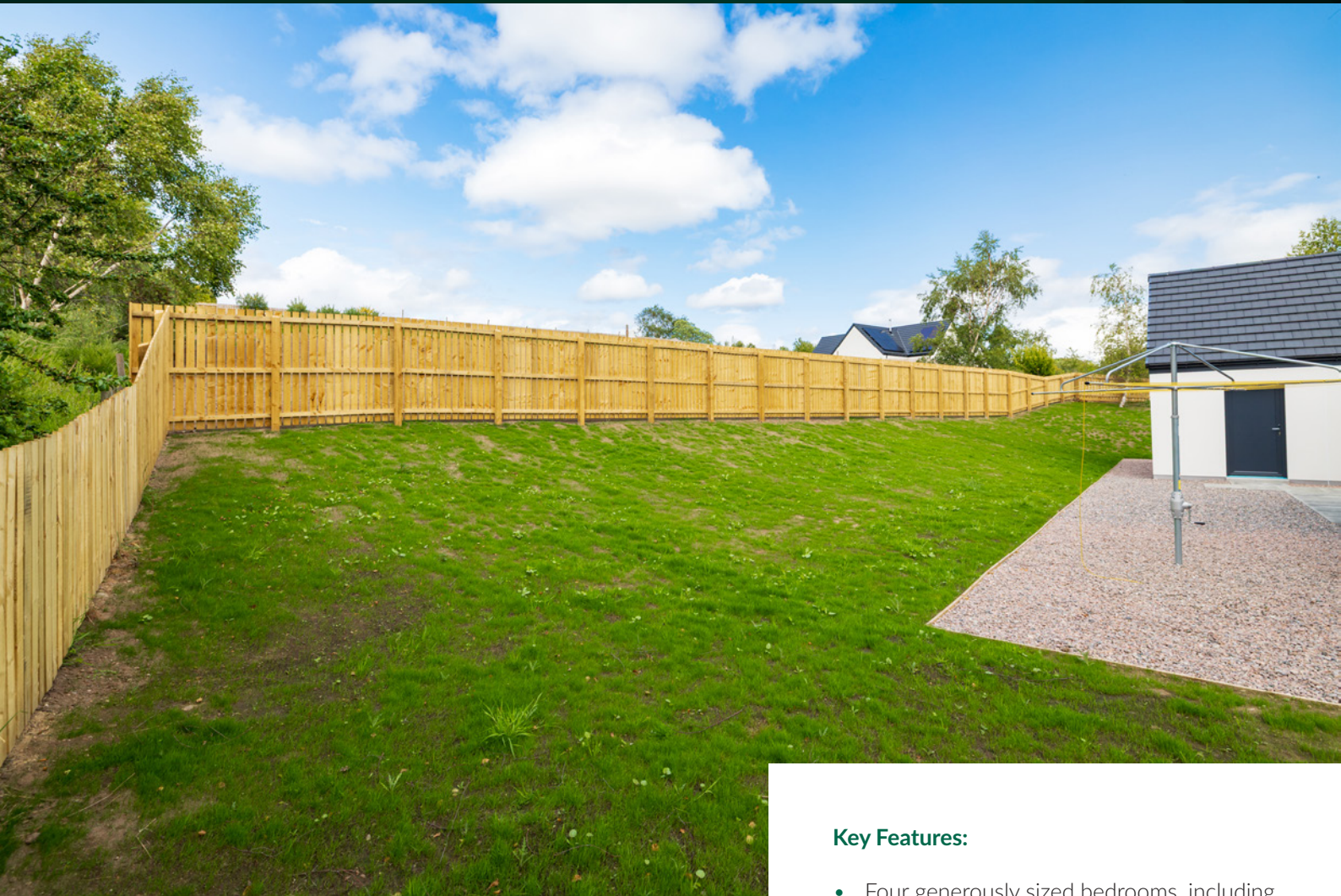
THE BATHROOM



Early buyers can benefit from the unique opportunity to personalise kitchen, bathroom, and en-suite finishes, with the possibility of additional bespoke features (subject to availability and deposit).

Externally, the property benefits from a large driveway and a double garage, offering ample parking and storage solutions.

EXTERNALS

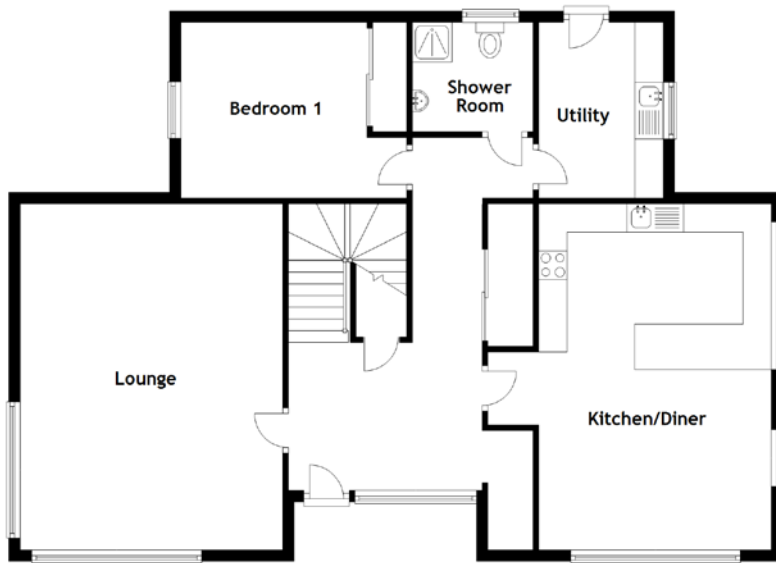


Key Features:

- Four generously sized bedrooms, including one on the ground floor
- Master suite with en-suite bathroom and walk-in dressing room
- Stylish open-plan kitchen/diner, ideal for family living and entertaining
- Separate lounge for relaxed evenings or formal gatherings
- Ground floor shower room plus a main family bathroom upstairs
- Dedicated utility room for added convenience
- Parking for up to three vehicles plus a double garage
- Opportunity for off-plan buyers to customise finishes (deposit required)
- Built to a high standard by Wm Munro Construction (Highland) Ltd



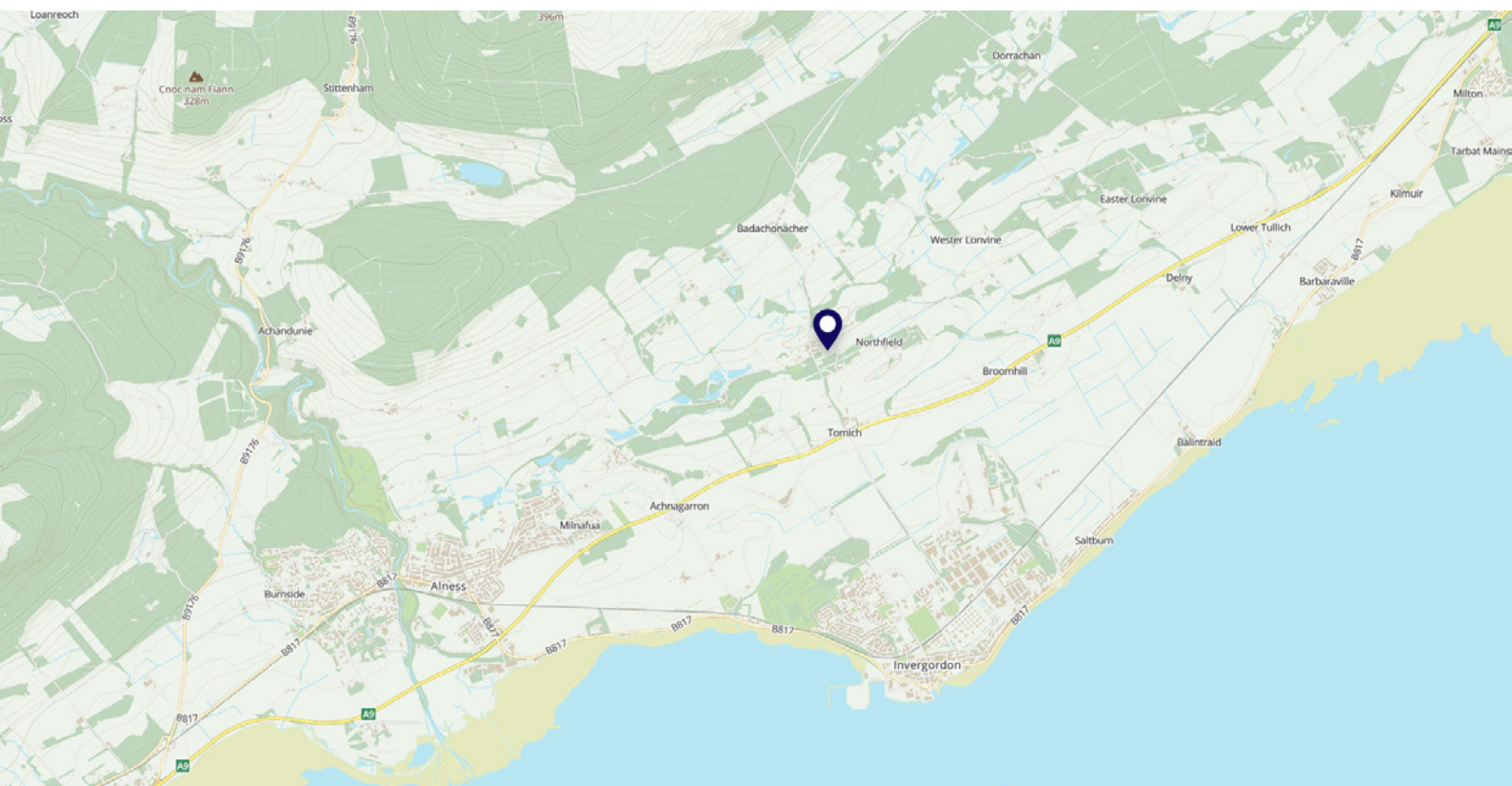
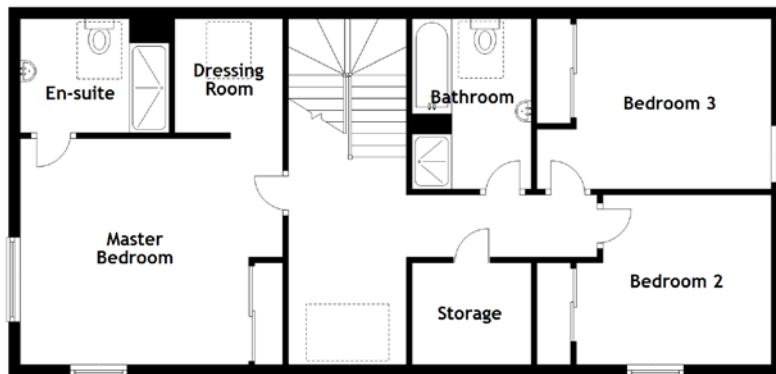
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	6.10m (20') x 4.64m (15'3")
Kitchen/Diner	6.10m (20') x 4.11m (13'6")
Utility	3.10m (10'2") x 2.20m (7'3")
Bedroom 1	3.98m (13'1") x 3.10m (10'2")
Bedroom 2	3.38m (11'1") x 2.98m (9'9")
Bedroom 3	4.14m (13'7") x 3.00m (9'10")
Master Bedroom	4.64m (15'3") x 3.96m (13')
Dressing Room	2.01m (6'7") x 1.91m (6'3")
Bathroom	3.00m (9'10") x 2.10m (6'11")

Gross internal floor area (m²): 180m²



THE LOCATION

Nestled in the charming village of Newmore, this executive development of new build homes is a true gem. You'll find a host of conveniences right at your doorstep, with the neighbouring towns of Invergordon and Alness providing an array of excellent amenities. From supermarkets and banks to a reliable Post Office, top-notch hotels, restaurants, and a bustling High Street teeming with retail options, you'll have everything you need just a stone's throw away.

For families, Newmore Primary School is conveniently within walking distance, while secondary education is well-catered for at Invergordon Academy, with daily bus transportation ensuring a smooth commute.

The bustling city of Inverness, the Highlands' primary hub for business and commerce, is easily accessible, located just 23 miles away – a mere 35-minute drive. Inverness offers a wealth of shopping opportunities, leisure activities, and entertainment options. Additionally, it serves as a central transportation hub, with efficient road, rail, and air connections to London Gatwick and beyond.

Golf enthusiasts will find themselves in paradise, with Invergordon and Tain Golf Courses offering challenging play. For those seeking renowned links, Royal Dornoch, Nairn, and Castle Stuart are all conveniently nearby.

And if you're one for adventure and the great outdoors, the accessible North West Highlands are often hailed as the last great wilderness in Europe. This pristine area boasts some of Scotland's most picturesque beaches and mountains, promising breathtaking landscapes just waiting to be explored.




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