



Oranjemond House, Northfield, Invergordon, Easter Ross

STRUTT & PARKER

Oranjemond House, Northfield, Invergordon, Easter Ross, IV18 0LN

A beautifully appointed detached home with far reaching views over the Cromarty Firth and beyond.

Invergordon 3 miles, Tain 10 miles, Inverness 24 miles, Inverness Airport 31 miles

Ground floor:

Entrance hallway | Sitting room | Sun room
Open plan kitchen | Family room | Office/study
Utility room | WC/cloak | 2 Bedrooms
Bathroom

First Floor:

Landing | Living room | Master bedroom with en suite bathroom | Further bedroom with dressing area | Shower room.

The property

Oranjemond House is a fantastic family home finished to an exacting standard and brimming with features. The property enjoys an elevated position with superb open aspects and provides around 380m² of living space arranged over two levels. The house has a distinctive look with a pitched ridge roof design which incorporates three dormer projections. The roof is finished in Ballachulish slate and the use of glass has created a bright and airy living space.

Located in an attractive part of the Scottish Highlands and only 25 miles north of Inverness the proportions, specification and location will suit a variety of purchasers.

Access is via a welcoming broad hallway which has floor tiles, 4 windows, staircase and a feature fireplace. This very much creates a wonderful first impression and sense of the interior design

and overall specification. Located off the hallway is the WC/cloak, boiler room and storage cupboard. The front facing sitting room with 3 large floor to ceiling windows enjoys fantastic views and comes with a hi-gloss hardwood floor and a feature fireplace. A set of glass doors opens up into the sun room with windows front and rear and an abundance of glass very much bringing the outside inside. The large open plan kitchen comes with a comprehensive range of wall and base storage units, Belfast sink, range and a wood burning stove. Located off the kitchen is a nicely presented family room/snug. The rear hallway leads to a utility room and home office/study. There are two large double bedrooms on the ground floor a linen cupboard and a stunning family bathroom complete with free standing bath, WC his and her wash hand basins, floor tiles, walk in shower and heated towel rail.

The staircase leads to the upper level and spacious landing and a wonderful spacious lounge which is flooded with natural light and has superb views. This overlooks the sun room below and comes with a hardwood floor and feature fireplace. The Master bedroom has windows front and rear and a door leading to a balcony. It comes with an en-suite bathroom. There is a further double bedroom with dressing area and a wet room with shower, wall and floor tiling, shower, WC and wash hand basin.

There is a detached garage adjacent to the house which has 2 large remote doors. There is a workshop to the rear, wood burning stove, WC and plenty of storage. Above the garage is a games/music room with an outside sitting area and hot tub.

Outside

Landscaped gardens grounds mainly laid to lawn with a stone chipped driveway leading to a detached triple car garage with workshop and storage. There is a sun terrace and covered sitting area, outside lighting, hot tub, greenhouse, kennels, shed and wood store.









Location

Invergordon is a town with a tremendous history stretching back through two world wars and is now a centre for oil-rig & wind turbine refurbishment and maintenance. It is also a major port of call for cruise liners bringing in excess of 70,000 passengers to the area. For the outdoor enthusiast there are a host of outdoor activities on the doorstep including Invergordon Golf Club which overlooks the Cromarty Firth and has stunning views towards Fyrish Monument, Ben Wyvis and Wester Ross. A few miles out of town you will find Invergordon Sailing Club and one of the enthralling Pictish Stones which form the historic Pictish Trail.

Invergordon has several interesting walks which incorporate many colourful murals painted onto local buildings, depicting the history of the town. Longer scenic walks are possible along both the east shore towards Saltburn beach & woodland and westwards towards Linear Park with views of imposing oil rigs berthed in the Cromarty Firth, Donkey Bridge, Old Rosskeen Church cemetery and the Dalmore Distillery.

Inverness is very much the commercial and business centre for the Highlands of Scotland and is only 26 miles away and is convenient for the Airport which is located to the East of the city. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections.

General

Services: Mains electricity, water and private drainage with oil-fired central heating.

Fixtures and Fittings: All fitted carpets and integrated kitchen appliances are included in the sale.

Council Tax: Band G

EPC Rating: C

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606.

Solicitors: Wilsons Solicitors, 107 High St, Invergordon IV18 0AB Telephone: 01349 852131

Viewing: Strictly by appointment with Strutt & Parker.

Possession: Vacant possession will be given on completion.

Offers: Offers are to be submitted in Scottish legal terms to the selling agents Strutt and Parker, 9-11 Bank Lane, Inverness, IV1 1WA.

Anti Money Laundering Compliance

(AML): The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once their offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.









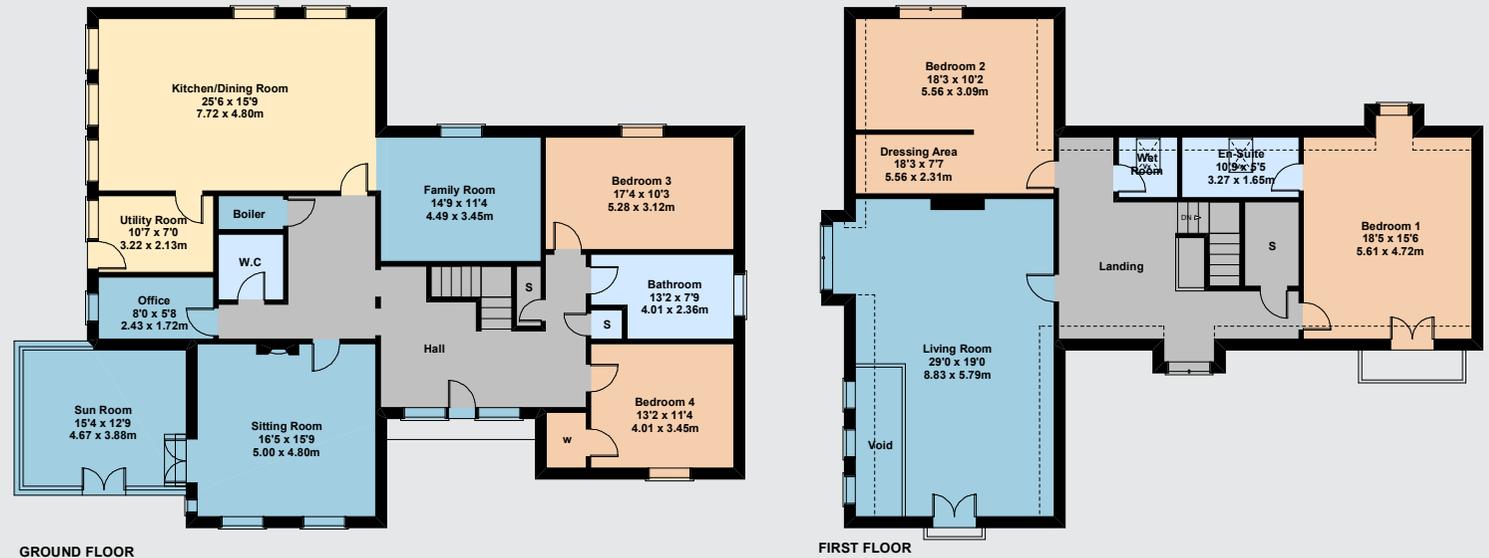
Floorplans

House internal area 380sq m/4090 sq ft
For identification purposes only.

Directions

From Inverness follow the A9 in the direction of Invergordon. Prior to reaching Invergordon take the left hand turning at the Tomich Café. Follow the signs to the right for Kindeace and take the second turning on the right, following to track round on the left hand side.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

Inverness

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