

#### Services

Mains electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and curtains.

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

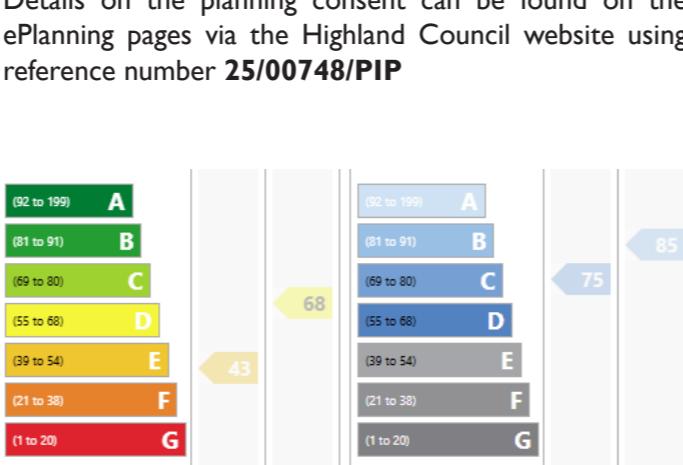
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#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

#### Entry

By mutual agreement.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## BellaVista, High Street Rosemarkie, Fortrose IV10 8UF

This appealing, four bedroome detached bungalow is located on the doorstep of Rosemarkie beach, and occupies an enviable plot featuring gardens grounds, Incredible views and adequate off-road parking.

**OFFERS OVER £525,000**

📍 The Property Shop, 20 Inglis Street,  
Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Detached  
Bungalow



4 Bedrooms



2 Receptions



Conservatory



2 Bathrooms



Electric



Garden  
+  
Plot



Garage  
+  
Carport



BellaVista, High Street, Rosemarkie, Fortrose, IV10 8UF

**Bedroom One**



**Bedroom Two**



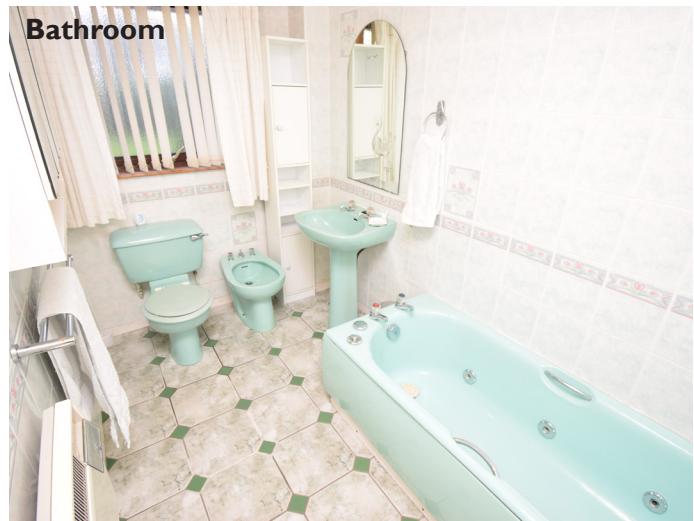
**Bedroom Three**



**Bedroom Four**



**Bathroom**



**Kitchen/Breakfast Room****Property Description**

Resting on the shores of Rosemarkie Beach on the popular Black Isle, Bellavista is substantial four bedroomeed detached bungalow that occupies a sizeable plot and benefits from wraparound gardens, a single garage and carport, along with exceptional views over the Moray Firth. Although the property requires modernisation, once complete, it will make a fantastic family home, and viewing is essential to appreciate the picturesque setting, as well as the clever use of glazing, which allows an abundance of light, generating a bright and airy environment throughout. Inside comprises an entrance vestibule and hallway, off which can be found a bright and airy kitchen/breakfast room fitted with wall and base mounted units with worktops, a stainless steel sink, and allows space for a table and chairs and a rear facing lounge which is generous in size, but provides a cosy environment and features an open fire and large picture window. Glass panelled doors lead to the formal dining room, ideal for memorable meals and flows into the well placed conservatory which overlooks the rear garden. The inner hall gives access to a floored loft, two cupboards and four good sized bedrooms, two having built-in storage. Completing the accommodation is the family bathroom and shower room. The bathroom comprises a pedestal wash hand basin, WC, bidet and a jacuzzi bathtub, while the shower room has a WC, a wash hand basin and a wet-walled shower cubicle with electric Mira shower. Further pleasing features include double glazed windows and electric heating.

Outside, the gated property has a driveway that allows sufficient off-street parking for numerous vehicles and leads to the carport and garage which has power and lighting. Keen gardeners will enjoy the well maintained gardens grounds that surround the property, with the front being laid to lawn and enclosed by walling and hedging, offering privacy and creating a peaceful inviting atmosphere. The tiered, rear garden has a large terrace with an area of lawn, and is a fantastic space for entertaining and enjoying the summer sun and is complimented by a variety of mature trees, established shrubs and colourful flowers, perfectly framing the incredible views over the Moray Firth and beyond.

**Plot Description**

To the rear of the property and garden lies a building plot which extends to approximately 0.11 with the boundaries being formed by large hedging and fencing. This attractive building plot has planning in principle for the erection of a dwelling, promising a well positioned home with stunning views to enjoy all year round. The plot is accessed from Marine Terrace and is being sold un-serviced, but with services located nearby.

The scenic villages of Fortrose and Rosemarkie enjoy a number of excellent amenities including independent shops, restaurants, golf course, medical centre and a beach. Primary schooling is available at Avoch, with seconding education at the highly regarded Fortrose Academy.

**Kitchen/Breakfast Room****Dining Room****Lounge****Rooms & Dimensions**

Entrance Vestibule  
Approx 1.34m x 1.35m

Entrance Hall

Kitchen/Breakfast Room  
Approx 5.37m x 3.52m

Lounge  
Approx 5.41m x 5.38m

Dining Room  
Approx 3.16m x 3.40m

Conservatory  
Approx 2.63m x 6.72m

Inner Hall

Bathroom  
Approx 1.72m x 2.98m

Bedroom Three  
Approx 3.05m x 3.17m

Bedroom Two  
Approx 3.83m x 3.01m

Bedroom One  
Approx 3.89m x 3.00m

Bedroom Four  
Approx 3.61m x 2.79m

Shower Room  
Approx 1.30m x 2.41m x 1.71m\*

Garage  
Approx 5.66m x 4.78m

\*At widest point

**Plot of Land****Plot of Land**