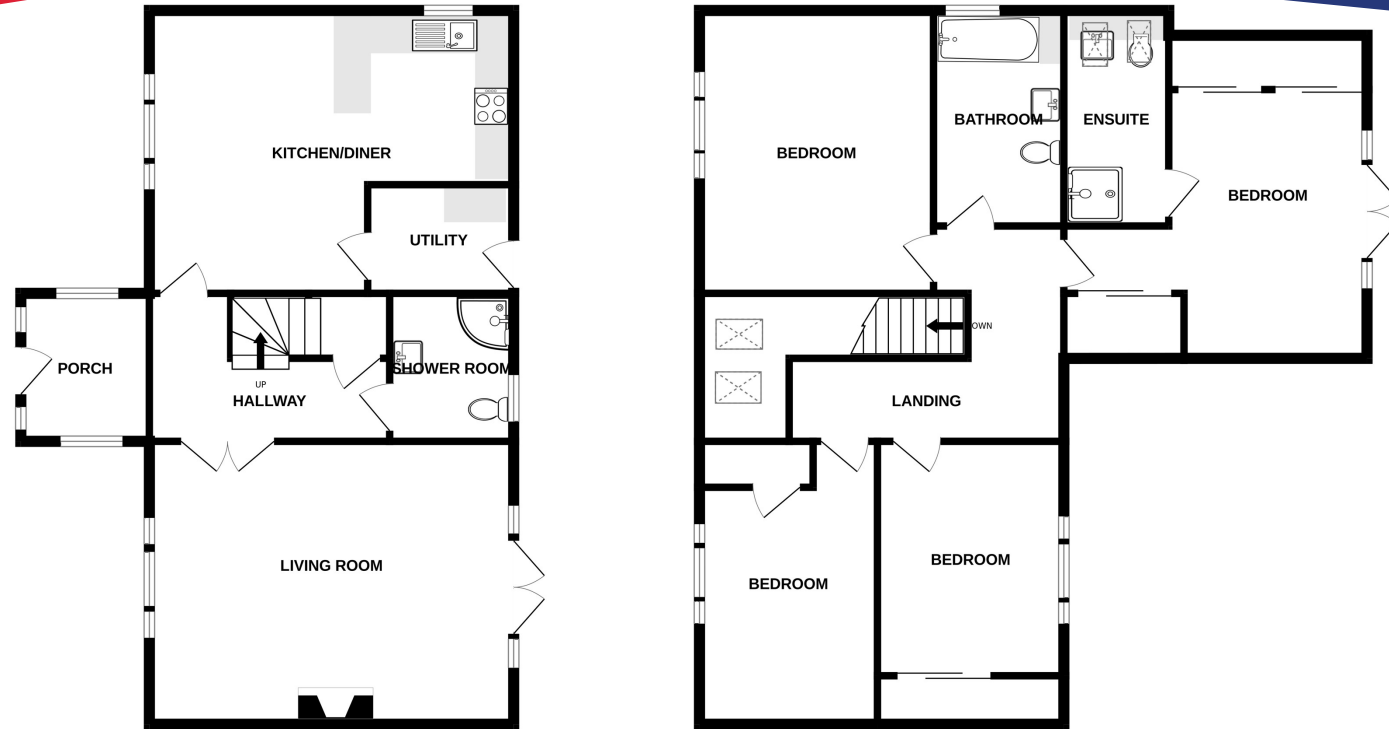




Services

Mains water and electricity. Drainage is to a septic tank.

Extras

All carpets, fitted floor coverings and selected curtains and blinds. Washing machine and BBQ hut.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

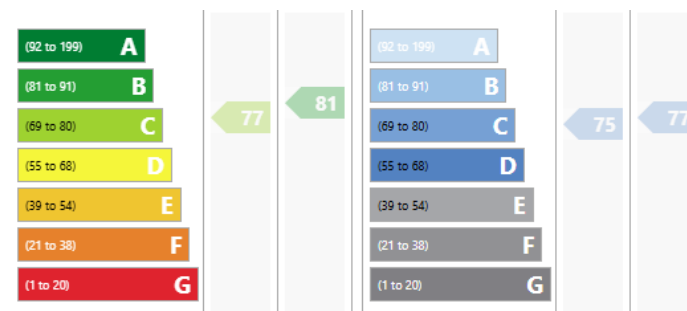
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £420,000
 A full Home Report is available via Munro & Noble website.



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.



Cruachan Rosemarkie, Fortrose IV10 8SJ

This immaculate, four bedroomed detached villa is nestled amongst the tranquil countryside on the desirable Black Isle and boasts a garage, a BBQ hut and attractive garden grounds.

OFFERS OVER £420,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Detached House



4 Bedrooms



1 Reception



3 Bathrooms



Oil



Garden



Garage



Driveway



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three/Office



Bedroom Four



Lounge



Kitchen/Diner



Property Description

Occupying an elevated plot surrounded by the scenic countryside, Cruachan is a fantastic, four bedroomed detached villa which was built in 2012 and extends to approximately 170m², making this an ideal purchase for families and professionals who work from home due to its size and flexible layout. The pristine accommodation is fully modernised and hosts a copious amount of features including excellent storage, double glazed windows, oil fired central heating, stylish flooring and an attached garage. Entering the property, the first thing visitors are likely to notice is the abundance of light let into this home by the terrific glazing used throughout. The entrance porch is double aspect, giving a sunny first impression and leads to the hallway, a practical shower room, an open plan kitchen/diner with utility room off, and the generously sized lounge. This warm and inviting room affords views over the countryside which are to be enjoyed in front of the wood burning stove, or from the lovely terrace, which can be accessed via the French doors. The kitchen/diner caters effortlessly to everyday family life, offering good space for a large table and chairs for memorable meals and all round entertaining. Tastefully designed, it is fully equipped with mounted cabinetry and oak worktops, complimentary splashback tiling, and a traditional Belfast sink with mixer tap. Integrated appliances include an electric hob with fan over, an eye-level oven/grill, dishwasher and small fridge. The utility room includes additional mounted units recently installed and has a washing machine, plumbed in American style fridge-freezer and a door to the rear elevation. An impressive staircase leads to the gallery landing, a bright and airy space which houses the family bathroom comprising a wash hand basin, WC and an electric powered, jacuzzi bath, and four, beautifully presented double bedrooms, all of which have generous storage. The principal bedroom is filled with light and has a fresh crisp feel, whilst having the luxury of an en-suite, fitted with a vanity wash hand basin, VWC and wet-walled shower cubicle. A special feature of this space is the private elevated balcony. This outdoor area is the perfect setting for slow mornings, reading books and taking in the stunning views. Loft access is via the porch, landing and the principal bedroom and offers further storage if required. Outside, the gated property has a driveway that allows sufficient off-street parking and leads to the neatly stocked log store and attached garage which has electricity, lighting and an up-and-over door. Keen gardeners will enjoy the well-maintained gardens grounds that surround the property, with the front being laid to lawn and enclosed by hedging, offering privacy and creating a peaceful setting. The rear garden is partially sloped and has a perfectly positioned terrace, offering a fantastic space for entertaining and enjoying the summer sun. This is complimented by a vegetable patch, raised fruit beds, and a number of mature trees, which frame the views over the neighbouring countryside. Also sited here is a greenhouse, and a cosy BBQ hut, which has power, lights and heating providing an additional fun entertaining space for cooler evenings. Fortrose is a picturesque village, known for its stunning coastal views, historic charm and friendly community. It has a variety of local amenities including a supermarket, medical centre, pharmacy, butcher, baker, bank and post office, as well as a number of coffee shops/ restaurants. Secondary schooling is located close-by at well-regarded Fortrose Academy and Primary schooling is provided at nearby Avoch Primary School, to which a school bus operates.

Rooms & Dimensions

Entrance Porch
Approx 2.39m x 2.06m

Entrance Hall

Kitchen/Diner
Approx 5.86m x 4.56m

Utility Room
Approx 1.75m x 2.37m

Shower Room
Approx 2.39m x 1.99m

Lounge
Approx 4.55m x 5.87m

Landing

Bedroom Two
Approx 3.80m x 4.60m

Bathroom
Approx 3.40m x 1.97m

Bedroom One
Approx 5.14m x 4.34m

En-Suite Shower Room
Approx 1.82m x 2.46m

Bedroom Three/Office
Approx 2.90m x 3.68m

Bedroom Four
Approx 4.59m x 2.88m

Garage
Approx 5.07m x 6.87m

*At widest point

Kitchen/Diner



Shower Room



Utility Room



Bathroom

