

#### Services

Mains water, electricity, and drainage. Bottle gas supplies the kitchen hob.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A free standing fridge-freezer and washing machine.

#### Heating

Electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

D

#### Viewing

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

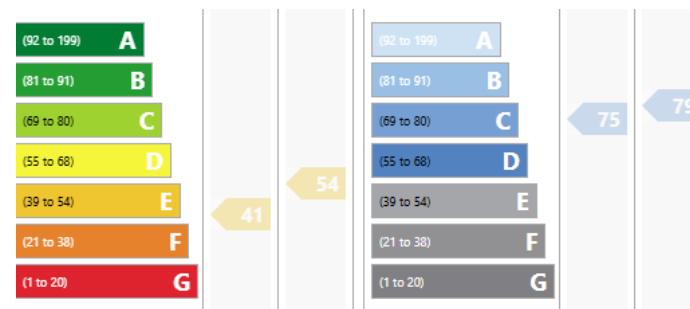
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £270,000

A full Home Report is available via Munro & Noble website.



## Fairwinds, 22 Marine Terrace Rosemarkie, Fortrose IV10 8UL

A detached bungalow that benefits from extensive garden grounds and magnificent views of the Moray Firth coastline.

**OFFERS OVER £270,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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🖨️ 01463 22 51 65

#### Property Overview



Detached Bungalow



3 Bedrooms



1 Reception



1 Shower Room



Electric



Garden



Driveway













**Property Description**

Munro & Noble are delighted to present this three bedroomed, detached bungalow located in the picturesque village of Rosemarkie, and boasts outstanding views towards the popular Rosemarkie beach and beyond. The property will appeal to a number of prospective purchasers including young families, professionals and people alike and will make a comfortable home once modernised. Inside, the accommodation consists of an entrance vestibule, off which can be found a bright and spacious front facing lounge with large picture and has an open fire, perfect for cosy evenings indoors, a kitchen, a rear vestibule, and three bedrooms. Completing the accommodation is the family bathroom which comprises a WC, a wash hand basin, and an open shower cubicle with electric shower, complementary with wet-walling. The kitchen gives access to the rear elevation, and is fitted with wall and base mounted units with worktops, has splashback tilling and 1½ stainless steel sink with mixer tap and drainer. There is an integral gas hob with extractor fan over and a double oven, and a free-standing fridge-freezer, and washing machine, which are both included in the sale. A great feature of this home is the ample storage it provides with cupboards in the hallway, as well as two of the bedrooms having built-in wardrobes. The loft, which is accessed from the kitchen, offers additional storage if required. Further pleasing features include electric heating and double glazed windows. Outside, the eye-catching front garden is laid to lawn and has several mature trees and shrubs that stand on an incline lawn, with a generous tarmac driveway that offers off-street parking for number of vehicles and in turn leads to the side and rear elevation. Fully enclosed by timber fencing and hedging, offering privacy, the rear garden is an ideal spot for alfresco dining and entertaining, and benefits from an outdoor tap and two sheds. This area is bordered by a number of shrubs and hedging, adding a pop of colour to an already attractive garden. The village has a general store, a newsagent, restaurants, a community centre and a bus service to Inverness and Fortrose. The beach is within walking distance of the property and a larger range of shops can be found in the nearby village of Fortrose which include a Scotmid store, medical centre, and secondary schooling. Rosemarkie is approx. 16 miles from the Highland capital of Inverness where a larger range of shops and services can be found.



**Rooms & Dimensions**

Entrance Vestibule  
Approx 0.78m x 1.28m

Entrance Hall

Lounge/Dining Room  
Approx 6.86m x 5.66m\*

Kitchen  
Approx 4.04m x 3.28m\*

Bedroom One  
Approx 4.44m x 3.15m

Bedroom Two  
Approx 4.05m x 3.31m\*

Bedroom Three  
Approx 2.50m x 2.94m

Shower Room  
Approx 2.95m x 1.68m\*

\*At widest point

