

#### Services

Mains electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a dishwasher.

#### Heating

Oil fired central heating.

#### Glazing

A mixture of double and triple glazing.

#### Council Tax Band

E

#### Viewing

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

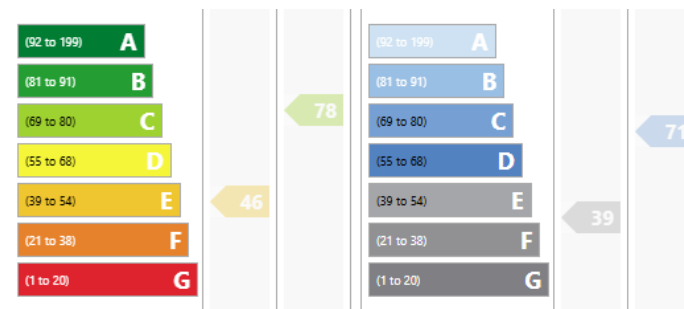
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £270,000

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



**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.



## 70 Feddon Hill

### Fotrose

### IV10 8SP

A three bedroomed, detached bungalow with garage, off-street parking and enjoying stunning views over the Moray Firth and beyond.

**OFFERS OVER £270,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

#### Property Overview



Detached Bungalow



3 Bedrooms



1 Reception



2 Shower Rooms



Oil



Garden



Garage



Driveway



**Lounge/Dining Room**



**Lounge/Dining Room**





Bedroom One



Bedroom Two







**Kitchen**

**Property Description**

Located in the sought after coastal village of Fortrose and enjoying views to the rear over the Moray Firth and beyond, this pleasant three bedroomed, detached bungalow has double glazed windows (with triple glazed windows in the lounge) and oil fired central heating. The property boasts a wrap-around garden with the front elevation being laid to lawn with a mature flower bed, with the rear elevation being fully enclosed by timber fencing with a lawn and patio area, situated perfectly to enjoy the sunshine. A tarmac driveway lies to the side elevation and provides ample space for a number of vehicles and leads to the detached single garage which has power, lighting, an up and over door and a pedestrian door. Internally, the property comprises an entrance vestibule, an entrance hall (with two storage cupboards), a wet room which has a wash hand basin, a V/C and a walk-in electric shower; a spacious lounge/dining room from which views can be enjoyed and with the clever use of glazing allows in a natural abundance of light. There are three good sized bedrooms, two of which have fitted mirrored wardrobes. The principle bedroom benefits from a en-suite shower room, which is fully tiled and comprises a WC, a wash hand basin and a shower cubical with electric shower. Completing the accommodation is the fitted kitchen which is fitted with wall and base mounted units and worktops, splashback tiling, a double stainless steel sink with mixer tap and drainer. There is an integrated fridge, dishwasher and an eye level oven and LPG gas hob. Included in the sale is a washing machine and freezer (which can be found in the handy utility room). The property would suit a variety of potential purchasers including first time buyers and the young and elderly alike, and viewing is encouraged. The village of Fortrose is popular with both locals and tourists alike. Local amenities include a small supermarket and a number of independent retailers and eateries. It has an active sailing club, a links golf course, secondary schooling, and primary schooling can be found in the village of Avoch, some two miles distant. The area is renowned for its natural beauty, including it's beaches and Chanonry Point, a famed location for dolphin watching, which is withing walking distance.



**Wet Room**



**En-Suite Shower Room**



**Rooms & Dimensions**

- Entrance Vestibule  
Approx 1.19m x 1.11m
- Entrance Hall
- Lounge/Dining Room  
Approx 8.38m x 4.14m\*
- Kitchen  
Approx 3.51m x 2.70\*
- Utility Room  
Approx 1.71m x 1.62m
- Bedroom One  
Approx 2.84m x 4.78m\*
- En-Suite Shower Room  
Approx 1.59m x 1.68m
- Wet Room  
Approx 2.88m x 1.70m
- Bedroom Two  
Approx 4.00m x 2.98m
- Bedroom Three  
Approx 3.78m x 2.30m
- Garage  
Approx 9.04m x 2.84m
- \*At widest point

