



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. Two kitchen cabinets are available under separate negotiation

Heating

Oil fired central heating

Glazing

Double glazed windows throughout

Council Tax Band

F

Entry

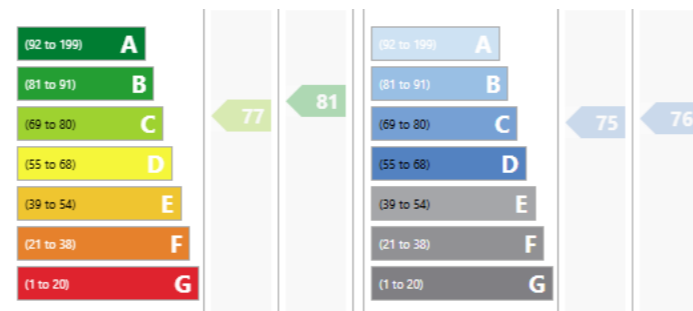
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £370,000
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.



**13 Matheson Drive
Fortrose
IV10 8AD**

A pristine, three bedroomed detached bungalow in the well sought after village of Fortrose.

OFFERS OVER £368,000

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 Bathrooms
- Oil
- Garden
- Garage
- Driveway



Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom One En-suite Shower Room



Lounge



Property Description

Located in the well sought after village of Fortrose and occupying a generous corner plot, lies a detached three bed roomed bungalow built by Tulloch Homes to their "the Lochy" design with an integral garage that offers well-proportioned accommodation throughout. Inside the property offers a wealth of features including double glazing, oil fired central heating and is in walk-in condition throughout. On entering the property, you are met with a spacious entrance hall (with three storage cupboards and gives access to the loft), a sleek and stylish kitchen/diner, a front facing lounge which is spacious in size, a modern bathroom which comprises a WC, a bath with shower over and a vanity wash hand basin. There are three double bedrooms with the principle bedroom having an en-suite shower room, with all the bedrooms having fitted wardrobes. The kitchen/diner which provides ample space for a large table and chairs, is fitted with wall and base mounted units with worktops and splashbacks, a 1 1/2 stainless steel sink with mixer tap and drainer, and the integral appliances consist of an electric oven and hob with extractor fan over, a fridge/freezer and a dishwasher. From here, there is a door leading to the utility room which has base mounted units, a stainless steel sink with mixer tap, drainer and a washing machine (which is included in the sale), and gives access to the garage and the rear elevation.

Externally, there is a well-kept garden, with the rear and side elevations being fully enclosed by timber fencing and laid to lawn and mature plants with a lock block area which is perfectly positioned to enjoy the sunshine. Sited here and included in the sale is the garden shed. The front elevation is laid to a tarmac driveway which provides off-street parking for a number of vehicles and leads to the single garage which has a manual roller door, power and lighting. Early viewing is highly recommended to appreciate the size of the accommodation on offer as well as the size of the plot it occupies.

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

Rooms & Dimensions

Entrance Hall

Kitchen/Diner
Approx 7.50m x 4.13m*

Utility Room
Approx 1.80m x 2.96m

Bathroom
Approx 2.79m x 2.09m

Bedroom One
Approx 4.09m x 3.91m*

En-suite Shower Room
Approx 2.77m x 1.49m

Bedroom Two
Approx 4.40m x 2.75m*

Lounge
Approx 4.41m x 5.01m

Bedroom Three
Approx 2.99m x 3.42m*

Garage
Approx 5.67m x 2.95m

*At widest point



Bedroom Two



Bathroom

