



#### Services

Mains water, drainage, and electricity.

#### Extras

All carpets, fitted floor coverings, blinds, and integrated appliances.

#### Heating

Oil fired central heating.

#### Glazing

Double glazing throughout except the veranda which has single glazing.

#### Council Tax Band

E

#### Viewing

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

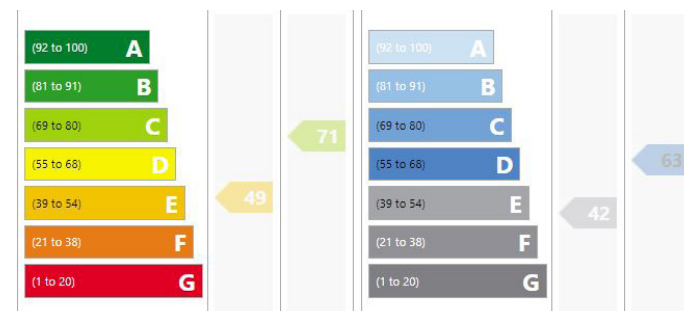
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £425,000

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



## White House, Marine Terrace Cromarty IV11 8YN

A stunning four-bedroom detached property in the highly desirable village of Cromarty with spellbinding, panoramic sea views.

**OFFERS OVER £425,000**

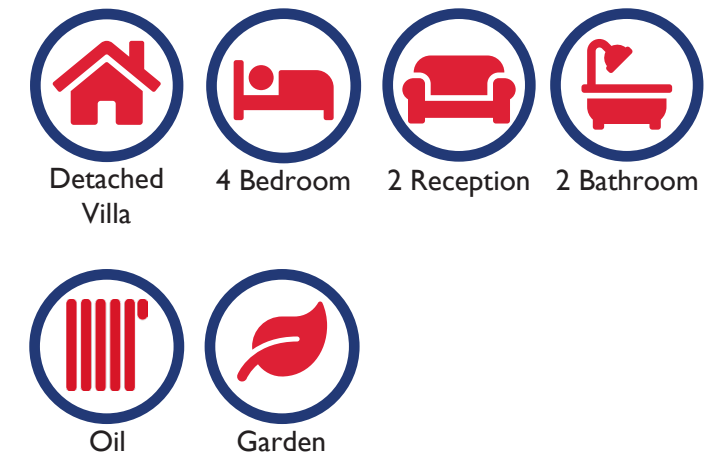
The Property Shop, 20 Inglis Street,  
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

#### Property Overview





Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Three







Lounge



Bedroom Four

### Property Description

Munro & Noble are delighted to present this stunning four bedroomed detached villa in the heart of the village of Cromarty. The property has been completely renovated internally to a very high standard, giving a clean and bright appearance while keeping the traditional feel intact. The accommodation within is spread over two floors, with the ground floor consisting of an entrance vestibule, an entrance hall, a lounge, a sitting room, a kitchen-diner, a shower room, and a side porch. The kitchen-diner comprises wall and base mounted units, an electric oven and hob with extractor over, a dishwasher, a washing machine, a stainless-steel sink with mixer tap and drainer, and a walk-in pantry that houses the boiler. Upstairs, the landing leads to the four double bedrooms, with the two to the front elevation leading to the first-floor veranda. All rooms at the front elevation, but especially the veranda, have spellbinding, panoramic sea views over the Cromarty Firth. Completing the upstairs accommodation is the family bathroom which comprises a bath with mains shower over, a WC, and a pedestal wash hand basin. Externally, the property has a large front garden, with parking to the side and rear with a spacious single garage with power, lighting and an electric remote-controlled door. The windows in the property are fully double glazed with the exception of the veranda, which has single glazing and central heating is provided by an oil fired boiler. Only by viewing can one really appreciate the location of the property, the scale of the accommodation within and the views that can be enjoyed. The picturesque and historic seaport of Cromarty is situated at the North Easterly edge of the Black Isle at the mouth of the Cromarty Firth and offers a tranquil town lifestyle in a beautiful beach side setting. Local amenities in Cromarty include a post office, a doctor's surgery, a primary school and a selection of independent retailers. There is a gym and leisure centre in nearby Fortrose where secondary schooling can also be found. For a wider selection of amenities, the Highland Capital of Inverness is approximately 23 miles away.



Sitting Room



Shower Room

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.58m x 1.03m

Entrance Hall

Lounge  
Approx 3.62m x 5.61m

Sitting Room  
Approx 5.15m x 3.99m\*

Shower Room  
Approx 1.81m x 2.71m

Kitchen/Diner  
Approx 4.92m x 3.92m

Side Porch  
Approx 1.78m x 1.17m

Landing

Bedroom One  
Approx 3.60m x 5.47m

First Floor Veranda  
Approx 3.71m x 1.43m

Bedroom Two  
Approx 4.00m x 3.76m\*

Bathroom  
Approx 1.82m x 3.18m

Bedroom Four  
Approx 4.34m x 3.94m\*

Bedroom Three  
Approx 3.67m x 4.28m\*

Garage  
Approx 3.18m x 4.98m\*

(\*At Widest Point)

### Bedroom Two

