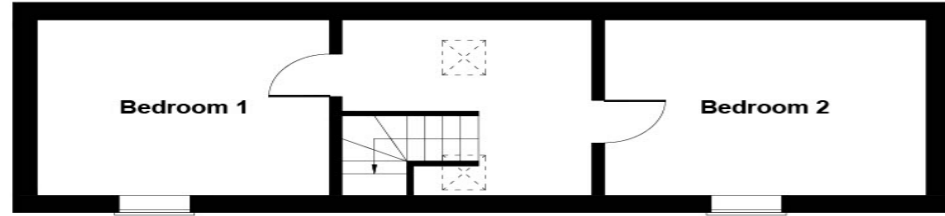
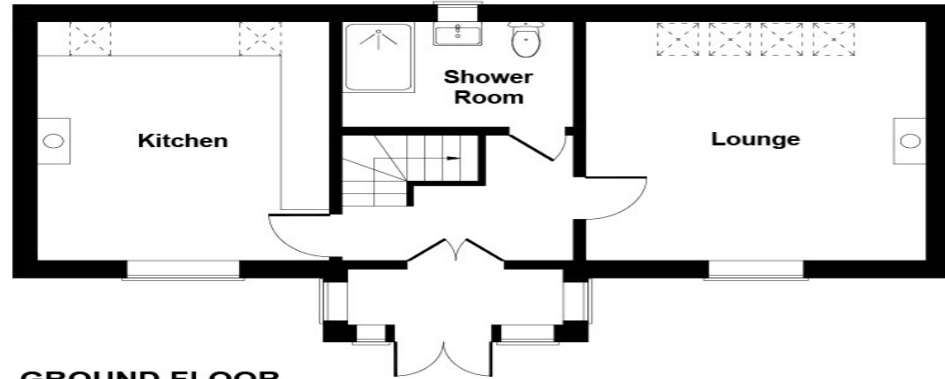


Fraser Cottage, Back Street, Gaza, Portmahomack



FIRST FLOOR



GROUND FLOOR

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings and blinds.

Heating

Heating is provided by multi-fuel stoves.

Glazing

A mixture of double and triple glazed windows.

Council Tax Band

A

Viewing

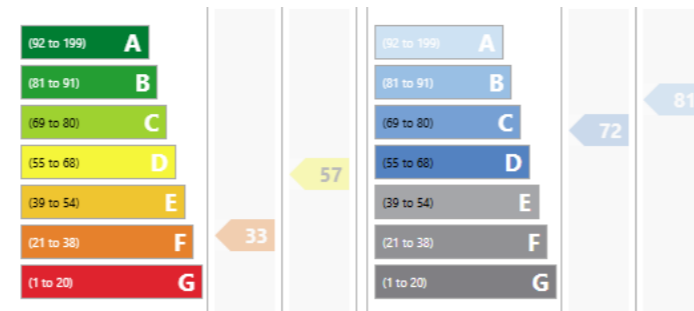
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £195,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

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.



Fraser Cottage, Back Street Gaza, Portmahomack IV20 1YP

Fraser Cottage represents a rare opportunity to acquire a distinctive home rich in character, enhanced by handcrafted features and an outstanding annex, in one of Easter Ross's most sought after seaside villages.

OFFERS OVER £195,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview



Detached Cottage



2 Bedrooms



3 Receptions



2 Shower Rooms



Multi-Fuel



Garden



Annex



Driveway

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Annex Lounge



Lounge

Property Description

Fraser Cottage is an attractive and traditional property, quietly positioned within the historic seaside village of Portmahomack on the Tarbat Peninsula. The property successfully blends character features with modern comforts and offers versatile accommodation well suited for a permanent residence, coastal retreat, or holiday let investment. Internally, the cottage immediately impresses with its craftsmanship, and the owners have taken care to finish the property to a high standard. On entering the property, you are met with a beautiful, handcrafted block laid floor which is a striking feature within the entrance, lounge and kitchen/diner. This room is of a good size and has wall and floor mounted units, hardwood worktops with splash back tiling. A stainless steel sink with mixer tap, integrated single oven, hob, and fridge-freezer. There is a multi-fuel stove with back boiler to heat the water, when this is not being used there is a hot water immersion. The lounge has a multi-fuel stove adding to the warmth and character to the home. Completing the ground floor accommodation is a well-presented shower room with wooden panelling, a pedestal wash hand basin, WC and a large shower enclosure. The shower is served by a pump supplied from the hot water tank. Upstairs, the bespoke feel continues with a handcrafted stair banister leading to the fisherman's landing on the first floor where you can find two double bedrooms.

A particularly outstanding feature of Fraser Cottage is the unique and substantial annex, creating a truly versatile addition to the property. Designed for year-round use, this impressive space includes an inviting sunroom positioned to enjoy views through the large double aspect windows. The annex also boasts a lounge, ideal for relaxation, complemented by a multi-fuel stove, a kitchen area and shower room, all adding to the annex's practicality. This exceptional structure offers significant flexibility, making it suitable for guest accommodation, a home office, studio, or leisure space, and greatly enhances the overall appeal of the property.

Externally, the garden space provides a pleasant setting, ideal for outdoor seating and entertaining, while remaining manageable in size. Primarily being laid to lawn, with a slabbed area by the garden cold store. The garden grounds are partially enclosed by walling and benefit from mature trees, and shrubs. The area to the side of Fraser Cottage can be used for off-street parking or has the potential for an extension. Portmahomack is a thriving and picturesque coastal community, renowned for its sandy beach, harbour, and highly regarded golf course. The village offers a primary school, shop, café, and hotel, alongside a strong community spirit and a wealth of outdoor pursuits including coastal walks and watersports. The nearby town of Tain, approximately 8 miles away, provides a wider range of amenities including supermarkets, secondary schooling, medical services, and a railway station with regular services to Inverness and beyond.



Annex Sunroom



Annex Shower Room

Rooms & Dimensions

Entrance Porch
Approx 2.73m x 1.01m

Entrance Hall

Kitchen/Diner
Approx 4.21m x 3.59m

Shower Room
Approx 2.03m x 1.84m

Lounge
Approx 4.19m x 4.19m

Landing

Bedroom Two
Approx 3.95m x 3.10m

Bedroom One
Approx 3.66m x 3.07m

Annex

Sunroom
Approx 5.27m x 4.48m

Lounge
Approx 3.87m x 5.27m

Kitchen
Approx 1.41m x 1.54m

Shower Room

Shower Room

