

Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and all free standing white goods.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

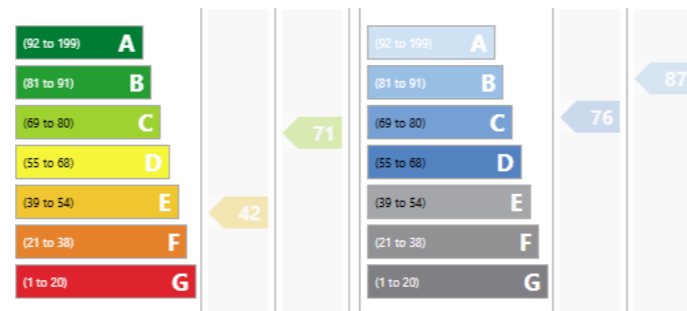
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000
 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.



**Eastcott
 Braehead, Avoch
 IV9 8QL**

This excellent two-bed property boasts stunning panoramic views over the Moray Firth and beyond.

OFFERS OVER £173,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Semi-Detached House
- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- Electric
- Garden
- Garage
- Driveway



Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Property Description

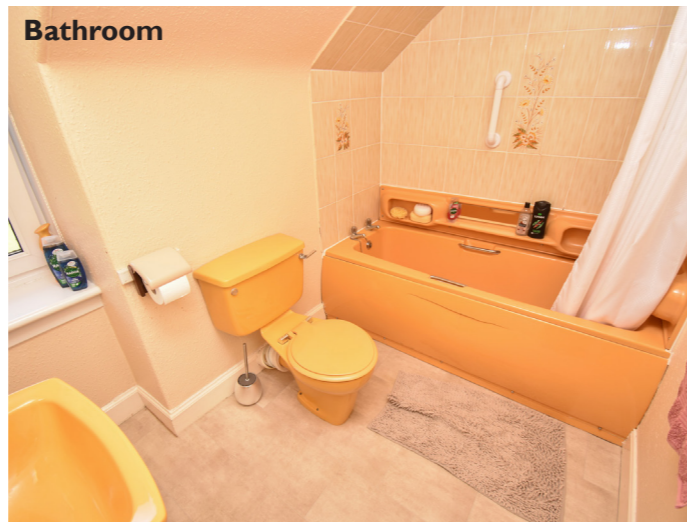
Eastcott is a well-situated, two bedroomed semi-detached house located in the harbour-village of Avoch, and affords breathtaking views over the Moray firth right on your doorstep. Although the property requires slight modernisation, it makes for a comfortable home suiting a variety of potential purchasers including first time buyers and young families, and benefits from double glazed windows and storage heating. Internally the property is generously proportioned and boasts natural light, and viewing comes recommended to appreciate the potential within. Upon entering the property you are greeted with the entrance hall, which has staircase leading to the first floor. To the left, you enter the sizeable front facing lounge which features an electric fire, giving the room a cosy feel while also having great views over the Moray firth and Avoch harbour. Off the lounge is the kitchen/diner, which gives space for a table and chairs for informal dining, and is fitted with base mounted units, worktops and a sink with mixer tap with drainer. There is a washing machine, tumble dryer, and electric cooker and fridge located here and is included in the sale price. This room also benefits from a large storage cupboard and a door that gives access to the rear garden. On the first floor can be found two double bedrooms, a box room and a bathroom comprising a bath with electric shower over, a WC and wash hand basin. The principal bedroom is great in size and has a front facing window, offering panoramic views towards the Moray firth and beyond. The box room can fit a single bed and could be utilised as a study, playroom or for additional storage.

Outside, the front elevation has a small area of lawn, and a driveway offering off-street parking. This leads to the garage that benefits from a up and over door. To the rear of the property is a well-proportioned garden laid with lawn and gravel and benefits from a green house and small storage shed.

The village of Avoch benefits from a good Primary School, a general store, an optician and some takeaway restaurants. As well as these amenities Avoch boasts ample coastal sport, walking and cycling opportunities, with Rosehaugh Estate, Ormond Hill and the footpath to Fortrose on the doorstep. Secondary schooling and a further range of amenities can be found in the neighbouring village of Fortrose approximately two miles distant.



Lounge



Bathroom

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 3.76m x 4.72m
- Kitchen/Diner
Approx 2.53m x 4.89m
- Landing
- Bedroom One
Approx 3.21m x 4.30m*
- Bedroom Two
Approx 2.49m x 3.24m
- Box Room
Approx 2.52m x 1.42m
- Bathroom
Approx 2.01m x 2.47m
- Garage
Approx 5.18m x 2.48m
- *At widest point

