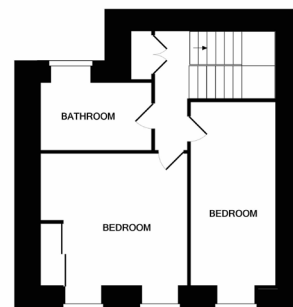


GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Metrepro 10/2020

Services

Mains electricity, water and drainage.

Extras

All carpets and fitted floor coverings. Washing machine, tumble dryer, fridge-freezer & dishwasher. Some items of furniture may be available under separate negotiation.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

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

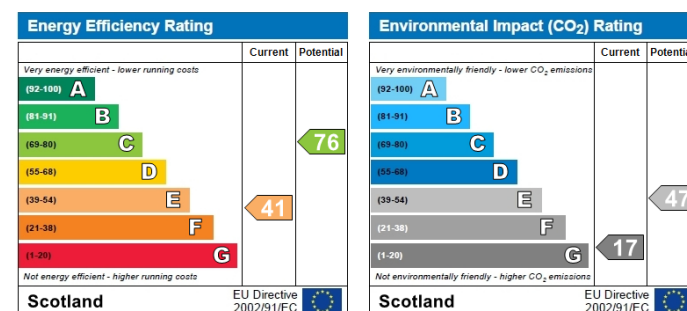
Entry

By mutual agreement.

Home Report

Home Report Valuation - £170,000

A full Home Report is available via Munro & Noble
- property@munronoble.com.



2 Cathedral Square

Fortrose

IV10 8TB

A charming two bedroom mid-terrace villa which has a courtyard garden and is located in the heart of Fortrose.

**OFFERS IN THE REIGON
OF £170,000**

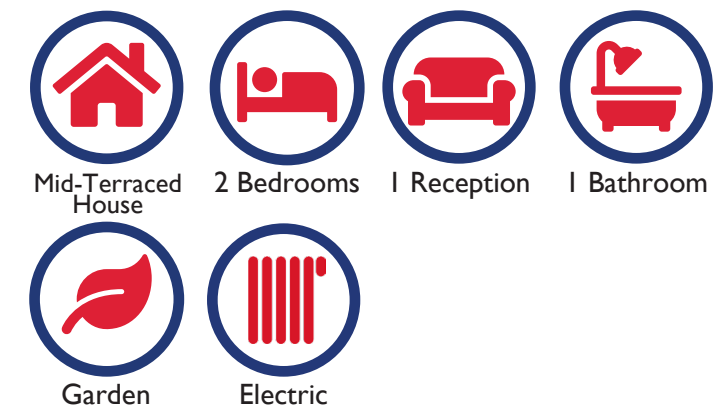
📍 The Property Shop, 47 Church Street,
Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

Property Overview





Property Description

Located within walking distance to the local amenities in the sought after village of Fortrose, this two bedroom mid-terrace villa will appeal wide range of prospective purchasers including those looking for a family home or a property with great holiday/letting potential. The well-proportioned accommodation is spread over two floors with the ground floor accommodation comprising an entrance hall, a lounge with feature wood burning stove and double French doors to the side elevation, a useful utility room and an open plan kitchen/ dining room. This modern kitchen comprises wall and base mounted units and worktops, a 1 ½ bowl sink with drainer and mixer tap and an integrated electric oven and hob with hood over. On the first floor can be found two bedrooms and the family bathroom which comprises a wash hand basin, a VWC and a bath with electric shower over. The property also benefits from double glazing, electric heating and a gallery landing. Externally, there is a small courtyard to the front which is of low maintenance as its laid to patio.

Fortrose is a popular village with its own harbour and a wide variety of local shops which include a butcher, baker, chemist, antique shop and a mini-supermarket. There are also a number of restaurant and cafes. Primary schooling is available in the nearby village of Avoch whilst secondary schooling is located within the village at the popular Fortrose Academy. A very active sailing club operates from the harbour where moorings may be available and Fortrose has its own golf course. The Black Isle generally is a popular tourist area famous for its historical associations and coastal villages and caters for a wide variety of leisure pursuits including fishing, riding, bowling and tennis as well as sailing and golf. Inverness is approximately a 20 minute drive away and is the main business and commercial centre of the Highlands.

Rooms & Dimensions

Entrance Hall
Lounge
Utility Room
Kitchen/Dining Room
Gallery/Landing
Bedroom One
Bedroom Two
Bathroom

Approx 5.37m x 3.17m
Approx 1.80m x 2.00m
Approx 6.72m x 2.76m

Approx 4.26m x 2.44m
Approx 4.32m x 2.72m
Approx 2.40m x 1.98m

