

## 6 ROCKFIELD VILLAGE, PORTMAHOMACK, ROSS-SHIRE, IV20 1RF



### **LOUNGE, KITCHEN/DINING ROOM, TWO BEDROOMS, STUDY, BATHROOM.**

This delightful end terraced two bedroom cottage is situated within the small idyllic fishing village of Rockfield, approximately 2 miles from Portmahomack and enjoys breathtaking open views across the Moray Firth and along the East Coast to Nairn, Roseisle, Findhorn and Hopeman. In excellent order throughout, the property comprises on the ground floor: lounge, enjoying the spectacular sea views, fully fitted kitchen/dining room and bathroom with the two double bedrooms and study located on the first floor. The property is fully double glazed and benefits from oil fired central heating with the addition of an open fire in the lounge and with its envious location represents an ideal holiday home or buy to let investment. Externally the garden ground to the front is bisected by the village roadway and appears to run down to the high water mark. Off street parking is also provided. The rear garden is laid to lawn. Viewing is highly recommended to appreciate the stunning and peaceful location this property enjoys.

**OFFERS OVER £170,000.00**



## LOCATION

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The subjects are situated within the small idyllic village of Rockfield and enjoys an open sea outlook. The village of Rockfield is approximately 2 miles from Portmahomack which occupies a scenic and popular setting on the Tarbat peninsula with a sandy beach and harbour. There are several amenities in Portmahomack including a shop, primary school, Post Office and a golf course. Additional facilities including a health centre, eateries and supermarkets are available in the town of Tain, with Fearn train station providing links to Inverness in just over an hour. The A9 offers convenient road links further afield, with Inverness Airport approximately 48 miles away.

## DIRECTIONS

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As you approach Portmahomack, at the Memorial turn right. 15 yards later turn right again following the sign for Rockfield. Follow the road all the way until you come to a steep hill into a fishing village. No 6 is the fifth house along on the right hand side.

## ACCOMMODATION

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Entrance through glazed front door into:

## ENTRANCE HALL

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Access is given to lounge and bathroom. Stairs to landing. Wall mounted cupboard housing the electric meter and fuse box. Carpet. Radiator.

## LOUNGE

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**4.67m x 3.22m (15'3" x 10'6")**

Nicely proportioned room with front facing window allowing stunning open views across the Moray Firth and along the East Coast as far reaching as Hopeman. An open fire with wood surround and tiled fireplace provides an attractive focal point. Carpet. Radiator. Venetian blinds. Two ceiling lights. A door leads through to the kitchen.

## KITCHEN/DINER

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**3.82m x 2.48m (12'6" x 8'1")**

Comprising a generous number of wall and base units incorporating a built-in Neff electric hob and oven with integrated extractor above. Tiled splash-back. Plumbed for washing machine and dishwasher. Space for fridge freezer. Sink and drainer with mixer tap. Rear facing window overlooking garden fitted with roller blind. Radiator. Door leads out to rear garden.

## BATHROOM

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**3.25m x 2.15m (10'8" x 7'1")**

Three piece suite comprising WC, wash hand basin and bath with electric Mira shower over. Tiled splash-back. Rear facing window with deep display sill. Non-slip vinyl flooring. Radiator. Fitted wall mirror. Extractor fan.

From the front hall, a carpeted stairs leads to the landing.

## LANDING

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Access is given to two bedrooms and study. Radiator.

## BEDROOM 1

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**4.53m x 3.19m (14'10" x 10'5")**

Nicely proportioned room with front facing window commanding superb views to the Moray Firth and East Coast. Carpet. Radiator.

## BEDROOM 2

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**4.09m x 3.12m (13'5" x 10'3")**

Another nicely proportioned room with rear facing window. Carpet. Radiator.

## STUDY

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**2.50m x 1.44m (8'2" x 4'8")**

Front facing Velux window. Central heating boiler. Carpet.

## GARDEN

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The site is moderately sloped with the rear garden grounds terminating at a cliff face. The front garden grounds are bisected by the village roadway and appears to run down to the high water mark. Boundaries are by way of fences and there is a shared pedestrian path at the gable.

## INCLUDED

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Carpets. Curtains and blinds are included in the sale. All other items of furniture can be purchased by separate negotiation.

## COUNCIL TAX BAND

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Band 'B'

## EPC

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Band 'E'

## POST CODE

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IV20 1RF

## SERVICES

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Mains water, electricity and drainage

## VIEWING

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Contact the selling agents

## ENTRY

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By Arrangement

## PRICE

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Offers over £170,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

*These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.*

