



Fyvie, 10 High Street, ROSEMARKIE, IV10 8UF

Offers Over £320,000

REF: 60995





description

This delightful, three-bedroom, mid-terraced C-Listed property is located in the highly popular Black Isle village of Rosemarkie, within walking distance of all the excellent facilities on offer and Rosemarkie Beach. Decorated in pleasing tones throughout, the property has been sympathetically upgraded over the years and benefits from oil fired central heating complemented by a wood burning stove in the lounge, stunning sea views and a beautiful rear garden. Offering well-proportioned rooms and ample storage, this property represents an ideal home for a family looking for a quiet village lifestyle with nearby City facilities.

Only by viewing can you fully appreciate this charming property and highly desirable location.

The accommodation consists of: a welcoming entrance hall with coat hooks; a generous, country style kitchen with a good selection of base units, complementary worktops and tiling to splashback, fitted shelving, Rangemaster cooker, extractor fan, dishwasher, American Style fridge freezer and fitted shelved storage cupboard; boot room/rear porch with base units, complementary worktops, Belfast sink and glass door giving access to the rear garden; a front facing lounge with built in shelving and wood burning stove set on a slate hearth providing a welcoming focal point; inner hall with under stair storage cupboard housing the boiler and stairway leading to the upper floor; WC/utility room comprising a wash hand basin, WC, washing machine, tumble dryer and fitted shelving; a bright, triple-aspect family room with French doors leading to the rear garden and stunning views towards the Moray Firth.

On the upper floor; landing with access to the attic; a triple aspect master bedroom boasting stunning views over the Moray Firth and Fort George, access to the attic and en-suite facilities comprising a walk-in mains powered shower, wash hand basin and WC; two further generous double bedrooms, both with fitted storage cupboards and one with an ornamental fireplace; family bathroom comprising a bath with mains powered shower over; wash hand basin and WC.

The generous rear garden is very well maintained with a superb selection of mature plants, shrubs, fruit trees and wildflowers. A raised decking area provides an ideal venue for alfresco dining or where one can sit and enjoy the stunning views. There is also a summer house, two garden sheds, garden pond and large vegetable patch. On-street parking is available to the front of the property for both residents and visitors alike.

The village of Rosemarkie offers a good range of facilities including a general store which caters adequately for daily requirements, along with a beach cafe, restaurant, pub and golf course. The area is a highly popular tourist destination and has an excellent range of outdoor activities available on your doorstep along with some stunning beaches and dolphin spotting at Chanonry Point. Additional facilities can be found in the nearby village of Fortrose. Education is provided at Avoch Primary School or the highly acclaimed Fortrose Academy, both of which are close by.

Inverness, the main business and commercial centre in the Highlands, is a short commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Entrance Hall **2.02m x 1.35m (6'8 x 4'5)**
Kitchen **4.50m x 3.95m (14'9 x 13'0)**
Lounge **3.91m x 2.93m (12'9 x 9'6)**
Family room **4.85m x 3.97m (15'11 x 13'0)**
Master Bedroom **4.86m x 3.79m (15'11 x 12'5)**
En-suite **2.13m x 1.82m (7'0 x 6'0)**

Bedroom 2 **4.19m x 3.06m (13'9 x 10'0)**
Bedroom 3 **4.19m x 2.79m (13'9 x 9'2)**
Bathroom **3.03m x 1.68m (9'11 x 5'6)**
WC/Utility **2.12m x 1.83m (6'11 x 6'0)**
Boot Room/Rear porch **3.47m x 1.41m (11'5 x 4'8)**







General

All floor coverings, light fittings, blinds, curtains, fridge freezer, Rangemaster cooker, extractor fan, dishwasher, washing machine, tumble dryer, summer house and two garden sheds are included in the asking price.

Services

Mains electricity, water and drainage. Oil tank.

Council Tax

Council Tax Band E

EPC Rating

D

Post Code

IV10 8UF

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/EB/RAWL0004/0002

Price

Offers Over £320,000

Directions

From Inverness travelling North on the A9, take the signpost on the left for Munloch and follow the signs for Avoch & Fortrose. Continue through Fortrose and follow the road along onto Rosemarkie High Street. The property is further along on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



