

**2 Cathedral Square
Fortrose
IV10 8TB**



An opportunity to purchase a two bedroom, mid-terraced property located in the popular village of Fortrose on the Black Isle. The property offers many pleasing features including double glazed windows, electric heating, a courtyard garden, a modern kitchen and is situated within walking distance of the village amenities.

OFFERS OVER £165,000

HSPC Reference:

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 **Fax:** 01463 225 165
Email: property@munronoble.com



PROPERTY

Located within walking distance to the local amenities in Fortrose, the accommodation within this mid -terrace villa comprises as entrance hall, a utility room, a lounge, a kitchen/dining room, two bedrooms and a bathroom. The property also features a gallery landing, double glazed windows throughout and a modern kitchen with built in oven hob and extractor.

The accommodation is well proportioned and will appeal to a wide range of prospective purchasers including those looking for a home or a property with great holiday/letting potential.

LOCATION

The property is situated in Cathedral Square and enjoys a view of the cathedral from the lounge. It is within walking distance of the central amenities of Fortrose which



include a Co-op, bakers, butchers, a bar, a restaurant, a hotel, a Post Office the beach which has bbq facilities. There is a bus stop which provides a regular service into Inverness where a more comprehensive range of city amenities can be found Including Eastgate Shopping Centre and a selection

of cafés, bars, restaurants, High Street shops, pharmacies and both bus and train stations. Fortrose also has a medical centre, a secondary school and a private golf course and it is popular with tourists due to its proximity to the Moray Firth. Primary schooling can be found in nearby Avoch.

GARDEN

Property has a small courtyard to the front that is low maintenance as it is laid to patio.

GENERAL DESCRIPTION

The main door to the property opens onto the entrance hall.

ENTRANCE HALL

The entrance hall is via the front door and has doors giving access to the lounge, the kitchen/dining room, a storage cupboard and the utility room. Stairs rise from here to the first floor landing.

UTILITY ROOM

Approx. 1.80m x 2.00m

This room has a window to the rear elevation has worktops and splash back tiling, a Belfast style sink with mixer tap, plumbing for a washing machine, space for tumble dryer, electric heater and has a base level cupboard.

LOUNGE

Approx. 5.37m x 3.17m

The lounge has a window to side elevation, an electric heater, a feature wood burning stove and there are double glazed double doors to side elevation.

KITCHEN/DINING ROOM

Approx. 6.72m x 2.76m

Kitchen is fitted with both base and wall mounted units and has worktops and splash back tiling. It has a 1 ½ bowl sink drainer with mixer tap, plumbing for dishwasher and an integrated electric oven and hob with an extractor fan above. There is a window to the rear elevation and the kitchen is open plan with the dining area which also has a window to rear elevation and has an electric storage heater.

GALLERY/LANDING

Stairs rise from the ground floor to the landing that has doors



giving access to the two bedrooms and the bathroom. There is loft access and the gallery landing overlooks the lounge.

BEDROOM ONE

Approx. 4.26m x 2.44m

This bedroom has two windows to the rear, an electric heater, a cupboard and a built in wardrobe that has a sliding mirrored door.

BEDROOM TWO

Approx. 4.32m x 2.72m

The second bedroom has a window to rear elevation and has an electric heater.

BATHROOM

Approx. 2.40m x 1.98m

The bathroom is fitted with a three-piece suite comprising a WC, a pedestal wash hand basin and a bath with a shower over. There is splash back tiling, towel rail and this room has a window to front elevation.

EXTRAS

All fitted carpets and floor coverings.

ENTRY

By mutual agreement.

SERVICES

Mains electricity, water and drainage.

VIEWING

Through Munro and Noble property shop telephone (01463) 225533.

HEATING

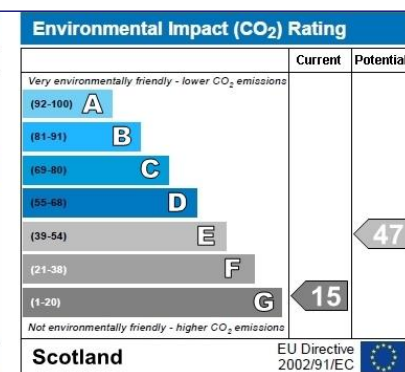
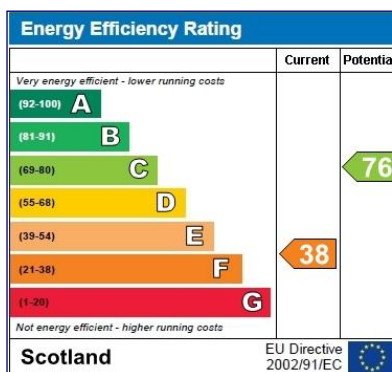
Electric heating.

GLAZING

Double glazed windows.

HOME REPORT

A home report is available.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.