



20 STATION CRESCENT FORTROSE IV10 8SZ

NEW REDUCED PRICE



*4 / 5 Bedroom
Detached Villa
enjoying pleasing
views across to Firth*



- » ENTRANCE VESTIBULE
- » HALL
- » LOUNGE/DINING ROOM
- » KITCHEN/BREAKFASTING ROOM
- » 4 BEDROOMS
- » STUDY / BEDROOM 5
- » BATHROOM
- » SHOWER ROOM
- » DUAL HEATING SYSTEM
- » MOSTLY DOUBLE GLAZED
- » LARGE GARDEN

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 – 27836

OFFERS OVER £205,000



DESCRIPTION

Set in an elevated position, this detached villa appreciates lovely views across the village to the Firth and beyond. Offering nicely proportioned accommodation, the property is set in a good sized garden with driveway parking, part of which has been left to grow as a natural woodland garden. The lounge allows ample room for dining whilst the kitchen also has room for a table and chairs and all bedrooms have fitted wardrobes, with the study having potential to be utilised as a single bedroom if required. Mostly double glazed, the property has a dual heating system which consists of an electric warm air system and solid fuel heating. Ideal property for the growing family.

LOCATION

The property is situated in a quiet cul-de-sac in the popular, picturesque village of Fortrose on the Black Isle, approximately 15 miles from the centre of Inverness. Local amenities include a golf club, medical centre, post office, bank, co-op, pharmacy, grocer and butcher. Primary children would attend school in the nearby village of Avoch (daily school bus) while older children would attend the highly regarded Fortrose Academy.

DIRECTIONS

From Inverness take the A9 road north across the Kessock Bridge. Approximately two miles after the bridge, take the B9161 to the right, signposted Munlochy/Cromarty. Travel through Munlochy and Avoch until you come to Fortrose. Travel through village, taking a left hand turn after the Post Office into Station Road and continue up this road. Before the Fire Station take a left and follow this road, taking the turn off on the right hand side into Station Crescent. Follow this road and when the road straightens take the next turning to the right and number 20 is straight ahead at the end of the cul-de-sac.

ACCOMMODATION

ENTRANCE VESTIBULE 1.77m x 1.23m (5'10" x 4'0")

Door with glazed panels and side panel opens from the front garden to the vestibule. Parquet wooden flooring with mat-well and hatch to under-floor cellar/storage area. Ceiling light. Wood panelling to walls. Glass panelled door with opaque side panels to the hall.

HALL 3.98m x 1.85m & 3.99m x 1.84m – 0.99m (13'1" x 6'1" & 13'1" x 6'0" – 3'3")

Carpet. Telephone point. Smoke detector. Two pendant ceiling lights. Double doors to cupboard housing the electric airdun unit. Door to under-stair storage cupboard. Double doors to third cupboard with shelf and coat hooks and housing

the electric meter and fuse box. Doors opening to the lounge, kitchen, bathroom, bedroom 2 and study/bedroom 5. Door to walk-in cupboard with light, shelving, power and light.

LOUNGE / DINING ROOM 4.57m x 4.49m & 3.16m x 2.57m (15'0" x 14'9" & 10'4" x 8'5")

Set to the side of the property with large window to the front appreciating views across the village to the Firth and hills beyond. The open fireplace has a tiled hearth and back boiler and provides a cosy as well as practical focal point. Carpet. Two radiators. Cabled for satellite. Triple ceiling light. The dining area is set to the rear of the property with window overlooking the garden and patio doors opening to the side garden. Pendant ceiling light. Hatch to kitchen.



KITCHEN/BREAKFASTING ROOM 5.54m x 3.16m narrows to 2.27m (18'2" x 10'4" – 7'5")

Fitted with base and wall units incorporating fitted extractor hood with tiling below and space for slot-in cooker. Space for under counter fridge. Stainless steel sink with drainer.



Window to the rear garden. Two pendant ceiling lights. Integral Hotpoint dishwasher. Ceramic floor tiling. Two sets of double doors to cupboard with plumbing and space for washing machine. Door with glazed panel to garden.



STUDY/BEDROOM 5 **3.45m x 2.44m**
(11'4" x 8'0") at longest & widest

Set to the front of the property with window appreciating views across the village to the Firth. Carpet. Pendant ceiling light. Wall shelving. Television aerial point. Radiator. Coat hooks.

BEDROOM 2 **3.46m x 3.00m (11'4" x 9'10")**

Again set to the front with window overlooking the village towards the Firth. Wall shelving fitted along one wall. Double mirrored doors to fitted wardrobe with hanging rail and shelf. Radiator. Carpet. Pendant ceiling light.



BATHROOM **3.28m x 2.26m (10'9" x 7'5")**
at longest & widest

This is a good sized room and is fitted with a white suite incorporating bath with shower attachment, tiled shower cubicle with curtain and rail, w.c. and vanity wash hand basin with cupboard below and tiled vanity area to either side. Ceramic floor tiling. Radiator with attached towel rail. Wall



mounted mirror. Pendant ceiling light. Opaque window to the side. Two sets of double louvre doors to shelved storage cupboard.

And on the First Floor

Carpeted staircase with handrail leads up from the hall to the LANDING: Carpet. Pendant ceiling light. Smoke detector. Hatch to eaves storage. Doors to 3 bedrooms and shower room. Door to eaves storage housing the hot water tank.

BEDROOM 1 **3.65m x 2.99m (12'0" x 9'0")**

Set with window to the side, this is a good sized room with door to fitted wardrobe with hanging rail and shelving. Carpet. Radiator. Wall shelving.



SHOWER ROOM **2.46m x 2.29m**
(8'1" x 7'6")

Set to the front of the property with window appreciating a superb outlook across the village to the Firth and beyond. Fitted with a tiled shower cubicle with curtain, rail and electric shower fitted, w.c. and vanity wash hand basin with cupboard below and tiled splash back. Ceramic floor tiling. Pendant ceiling light. Double sliding louvre doors to shelved storage cupboard.

BEDROOM 3 **3.39m x 2.40m**
narrows to 2.28m (11'1" x 7'10" - 7'6")

Set again to the front with window appreciating outlook across the village to the Firth and beyond. Carpet. Pendant ceiling light. Double sliding doors to the fitted wardrobe with hanging rail and shelf. Low level door to eaves storage.

**BEDROOM 4** **3.02m x 2.20m**
narrows to 1.63m (9'11" x 7'3" - 5'4")

Set to the side with window overlooking the garden and with a restricted view towards the Firth; roller blind fitted. Carpet. Wall shelving. Pendant ceiling light. Double louvre doors to fitted wardrobe with hanging rail and shelving.

GARDEN

The garden to the front is planted with a multitude of heathers, flowers and bushes with driveway parking to the side. Steps lead up to the front door and low gate opens to the enclosed garden. The garden is laid to grass at the side with clothes line and paved patio. The rear is laid to gravel and paving. Shed currently used as a wood store. Large store. Greenhouse. The remainder of the garden is set to the rear a meandering pathway and steps takes you through a woodland garden planted with a multitude of mature trees and bushes with seating area and vegetable plots.

HEATING

The property benefits from a dual heating system. The ground floor accommodation has floor vents and is heated by an electric air-dun unit. This is supplemented by radiators in the rooms on the ground floor, together with bedroom 1 on the first floor, which are heated via the open fire.

GLAZING

The subjects are mostly double glazed. The glazing in the front and back door, kitchen and dining room window are single glazed.

EXTRAS

All fitted floor coverings, blinds the dishwasher and extractor hood are included in the price. The cooker, fridge, freezer and washing machine may be available subject to negotiation.

COUNCIL TAX

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

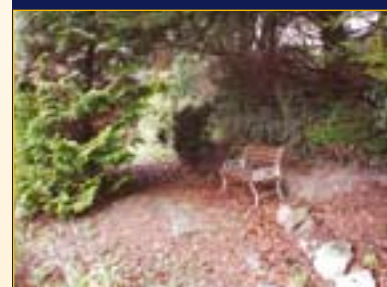
Contact Anderson Shaw & Gilbert on 01463 253911 or alternatively the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 20 STATION CRESCENT, FORTROSE."

REF: DHR/LFB**ENQUIRIES**

For further information apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.
Tel: (01463) 253911.
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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

