



**CRAIGBANK,
5 BRIDGE STREET
ROSEMARKIE IV10 8UP**



*Well proportioned 3 Bedroom Detached
Cottage together with Building Plot with
Full Planning Permission for a
2 bedroom Bungalow*

- » ENTRANCE VESTIBULE
- » INNER VESTIBULE
- » W.C.
- » HALL
- » LOUNGE
- » KITCHEN/DINING/FAMILY ROOM
- » 3 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » "TOTAL CONTROL" ELECTRIC HEATING
- » DOUBLE GLAZING
- » GARDEN
- » BUILDING PLOT INCLUDED IN THE SALE WITH FULL PLANNING FOR 2 BEDROOM BUNGALOW
- » HOME REPORT AVAILABLE

**YORK HOUSE
20 CHURCH STREET
INVERNESS**

**TELEPHONE
01463 253911**

www.propertyinverness.com



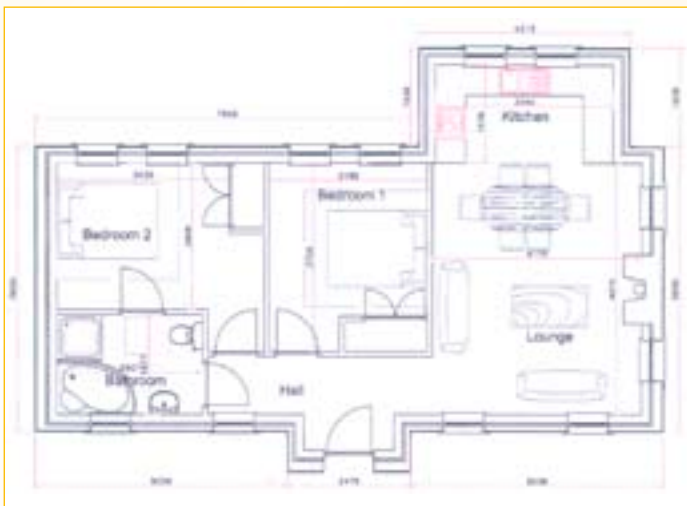
HSPC Ref: AN 01 - 30612

OFFERS OVER £240,000

DESCRIPTION

This traditional detached property has been extended and offers comfortable well-proportioned accommodation. In good order throughout, the property appreciates many attractive features including the open plan kitchen/dining/family room with its wooden ceiling beams and cosy lounge area with open fireplace. The bedrooms are all big enough to be either twins or doubles and the master appreciates en-suite facilities. Benefiting from "Total Control" electric heating, the property is almost completely double glazed and enjoys a garden with driveway parking to the side. Ideal as a family home, this property has excellent holiday letting potential, especially as most of the furniture is included in the sale and viewing is highly recommended.

There is an area of ground to the rear of the property included in the sale which has been granted full planning permission (09/00331/FULRC) for the erection of a 2 bedroom bungalow. Full details can be obtained with regards to this upon request. This gives the flexibility of living in one whilst using the other for holiday lets, use both for holiday lets or would be the ideal arrangement for those wanting separate accommodation for family members to live close by but be independent. Alternatively there is potential for investment should someone just wish to sell on the plot or develop the plot for re-sale.



LOCATION

This property is nicely situated in the coastal village of Rosemarkie some 16 miles from the centre of Inverness. Rosemarkie has much to offer including beach walks, hill

walking, bird watching and the Moray Firth dolphins can often be spotted with better views of them being obtained from Chanonry Point. Primary school children attend Avoch Primary school (bus service provided) with older children attending the highly regarded Academy in nearby Fortrose. Rosemarkie offers a Spar shop for day to day necessities, inn, tea room and is home to Groam House Museum an outstanding Pictish Centre for Ross & Cromarty. The Fairy Glen is within easy reach and is a haven for local wildlife and an 18 hole golf course and sailing club, cathedral and Leisure Centre can all be enjoyed at Fortrose approximately 1 mile away.

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 Munloch/Cromarty. Travel through Munloch and at the T-junction turn right and follow the road through Avoch and through Fortrose. Continue on this road into Rosemarkie. Go down the main street (Plough Inn directly ahead) and follow the road as it veers round to the left. The property is the first detached cottage on the left hand side.

ENTRANCE VESTIBULE

Double storm doors open at the front of the property into the vestibule. Window to the side. Shelving. Door with glazed panels to the inner vestibule.

INNER VESTIBULE 1.43m x 0.85m (4'8" x 3'9")

Tiled flooring. Coat hooks. Wall mounted electric tubular heater. Doors to the w.c. and the hall.

W.C. 1.43m x 0.85m (4'8" x 2'9")

Fitted with a white w.c. and wash hand basin. Wall mounted mirror. Window to the side. Ceiling light. Wall mounted fan heater. Tiled flooring.

HALL 1.75m x 0.84m (5'9" x 2'9")

Electric storage heater. Door to small cupboard housing the electric meters, fuse box and consumer unit. Recessed ceiling light. Doors to the lounge, inner vestibule and bedroom 1. Carpeted stairs lead to upper accommodation.

LOUNGE 3.16m – 2.20m x 3.81m – 2.81m (10'4" – 7'3" x 12'6" – 9'3")

Set to the front of the property with deep recessed windows to front and side. Laminate flooring. Electric storage/convector heater. The brick open fireplace has a tiled hearth and wooden surrounding providing a pleasing as well as cosy focal point. Television aerial and telephone points. Double glass panelled doors to as recessed display cabinet with storage below. Open plan to kitchen /dining area.



KITCHEN/DINING/FAMILY ROOM

5.85m x 4.25m & 1.80m x 1.76m
(19'2" x 13'11" & 5'11" x 5'9")

This is a spacious, bright room appreciating many attractive features including the wooden ceiling beams and quality fitted base and wall units separated from the dining/family area by a breakfast bar with suspended display unit above. Laminate flooring. Two velux windows and three windows to the side overlooking the garden. Fitted bookcase. Double stainless steel sink with drainer. Integral electric oven with ceramic hob and canopy extractor hood. Electric storage heater and kick-plate fan heaters to either side of the breakfast bar. Tiled work surfaces with wall tiling bordering. Inset ceiling and under unit lighting. Telephone and television aerial points. Integral washing machine and fridge freezer. Double door to storage cupboard with shelf and coat hooks. Door with glazed panels to the rear garden.



BEDROOM 1 3.81m x 3.32m (12'6" x 10'11")

Set to the front of the property with recessed window overlooking the garden with vertical blinds fitted and further



window to the side with venetian blinds fitted. Inset ceiling light. Electric panel heater. Low level door to fitted wardrobe with hanging rail. Door to shelved cupboard. Door to further fitted wardrobe with hanging rail and shelving. Door to en-suite shower room.



EN-SUITE SHOWER ROOM

1.83m x 1.53m
(6'0" x 5'0")

Fitted with a white suite incorporating tiled double shower cubicle, w.c. and wash hand basin. Deep recessed shelving. Wall mounted cabinet with mirrored doors. Window to the side with vertical blinds fitted. Electric storage heater and wall mounted fan heater. Tiled flooring.



And on the First Floor

The carpeted staircase with hand rail leads up to the LANDING: Carpet. Skylight window. Smoke detector. Recessed window to the side. Inset ceiling lighting. Doors to bedrooms 2 and 3.

BEDROOM 2

4.09m x 3.26m (13'5" x 10'8")

Set to the front of the property, this twin room has deep recessed windows to front and side (vertical blinds fitted on one). Outlook with glimpse to the Moray Firth. Carpet. Inset ceiling light. Electric panel heater. Telephone point. Television aerial connection.



BEDROOM 3

3.29m x 3.00m (10'10" x 9'10")

Set to the front with recessed window again appreciating a restricted view towards the Firth; vertical blinds fitted. Inset ceiling light. Carpet. Electric panel heater. Recessed storage area.



BATHROOM**2.57m x 1.85m
(8'5" x 6'1")**

Fitted with a white suite incorporating bath with shower, screen, curtain and rail above, w.c. and wash hand basin. Tiling around the bath, shower and basin. Tiled flooring. Wall mounted mirror with light above. Wall mounted electric fan heater and electric towel rail. Wall mounted cabinet with mirrored doors. Inset ceiling light.

**GARDEN**

The front garden is laid to grass bordered by flowers and bushes with gravelled pathway leading to the front door. A gravelled driveway set to the side provides for off-road parking.

*Garden***HEATING**

The property benefits "Total Control" electric heating.

GLAZING

The subjects are mostly double glazed. The glass panels in the exterior doors, window in the entrance vestibule, bathroom and skylight window are single glazed.

EXTRAS

The house comes complete with most furniture, fitted floor coverings and appliances (some personal items will be removed upon sale).

COUNCIL TAX

The current Council Tax band on this property is band D. 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, Property Department on 01463 253911 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 5 BRIDGE STREET, ROSEMARKIE."

REF: JD.LFB**ENQUIRIES**

For further information apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED. Tel: (01463) 236123. Fax: (01463) 711083 E-MAIL: lburns@solicitorsinverness.com

*Building Plot**Building Plot*

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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.

