



# 10 GREENSIDE AVENUE ROSEMARKIE IV10 8XA

## NEW REDUCED PRICE



YORK HOUSE  
20 CHURCH STREET  
INVERNESS

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HSPC Ref: AN 01 - 40657

## *Spacious 4 Bedroom Detached Bungalow*

- » ENTRANCE VESTIBULE
- » HALL
- » LOUNGE
- » MODERN KITCHEN/DINING ROOM
- » UTILITY ROOM
- » 4 BEDROOMS (1 EN-SUITE)
- » BATHROOM
- » OIL CENTRAL HEATING
- » DOUBLE GLAZING
- » DETACHED GARAGE
- » GARDEN
- » VIEWS ACROSS THE MORAY FIRTH TO COUNTRYSIDE BEYOND
- » BELOW HOME REPORT VALUATION

**OFFERS OVER £230,000**



## DESCRIPTION

Viewing is highly recommended to appreciate the deceptively spacious and well laid out accommodation of this attractive detached bungalow. Occupying an elevated position, this desirable family home boasts lovely views across the Moray Firth to countryside beyond. The Aga within the modern fitted kitchen provides a pleasing focal point whilst patio doors access a useful balcony off the dining area. French doors lead to the double aspect lounge, which take full advantage of the view on offer. All four bedrooms are well proportioned, with the master enjoying en-suite facilities and the family bathroom has been tastefully modernised with a lovely white suite. Benefiting from oil central heating, double glazing and good cupboard provision throughout, this lovely home enjoys well maintained garden grounds and a single car garage.

## LOCATION

Situated in the coastal village of Rosemarkie some 17 miles from Inverness. Rosemarkie has much to offer including beach walks, hill walking, bird watching and the Moray Firth bottlenose 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 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. Take the first turning on the right (signposted Greenside Avenue leading to Ryebank) and continue down this road taking the first right hand turn. No 10 is situated on the left hand side of the corner.

## ACCOMMODATION

A path and steps lead to the front door. Outside light.

### ENTRANCE VESTIBULE 1.48m x 1.19m (4'10 x 3'11)

Entry via a wooden door with glazed side panel. Fitted carpet. Radiator. Coving. Pendant ceiling light. Door to Hall.

### HALL 1.49m x 1.36m and 8.97m x 0.97m (4'11 x 4'6 and 29'5 and 3'2)

Entry via a glass panelled door with side panel. Fitted carpet. Two radiators. Coving. Hatch to partially floored LOFT with light. Two smoke detectors. Two ceiling mounted light fittings. Large cupboard with coat hooks (housing central heating boiler). Shelved cupboard housing hot water tank. Further cupboard with shelf and hanging rail.

### LOUNGE 5.28m x 4.05m (17'4 x 13'3)

Spacious double aspect room with windows to side and front, both appreciating an outlook across the Moray Firth to countryside beyond. Oak wood flooring. Two radiators. Coving. Pendant ceiling light. Dado rail. TV and telephone points. French doors to Kitchen/Dining Room.



### KITCHEN/DINING ROOM 6.39m x 3.00m (21'0 x 9'10)

Window to rear overlooking the garden; wooden venetian blind. Nicely fitted with modern wall and floor units incorporating display cupboards, a larder cupboard, under unit lighting and a concealed ironing board. Integrated dishwasher and fridge. Aga with splashback and extractor above. Ceramic hob. Ample worksurface areas with tiling above. Inset butler style sink with mixer tap. Oak wood flooring. Two radiators. Ceiling mounted four head



light fitting. Pendant ceiling light. Telephone point. Space for dining. Patio doors to Balcony. Doors to Utility Room and Hall. French doors to Lounge.



### BALCONY

Located off the Kitchen/Dining Room.

### UTILITY ROOM 2.30m x 1.57m (7'7 x 5'2)

Base unit with ample worksurfaces above. Inset stainless steel sink with mixer tap and drainer. Washing machine. Under counter freezer. Oak wood flooring. Radiator. Pendant ceiling light. Wall mounted fuse box. Door to rear garden.

### BEDROOM 1 3.89m x 2.99m (12'9 x 9'10)

Window to rear overlooking garden and across the Moray Firth, Chanonry Point and Fort George. Fitted wardrobe with shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light. Telephone point. TV point and wall mounted bracket. Door to En-Suite.



### EN-SUITE 2.14m x 1.37m and 0.73m x 0.73m (7'0 x 4'6 and 2'5 x 2'5)



Frosted window to front; wooden venetian blinds. White suite comprising WC, wash hand basin and cubicle with electric shower. Tiling within cubicle and to dado height on remaining walls. Tiled floor. Heated towel rail. Radiator. Three wall mounted cabinets. Extractor. Pendant ceiling light.

### BEDROOM 2 3.12m x 2.99m (10'3 x 9'10)

Window to front overlooking garden and across the Moray Firth to Fort George and countryside beyond. Fitted wardrobe with shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.



### BEDROOM 3 3.13m x 3.00m (10'3 x 9'10)

Window to rear overlooking garden; vertical blinds. Door to walk-in cupboard with light; mirror. Fitted carpet. Radiator. Pendant ceiling light.



### BEDROOM 4 2.99m x 2.70m (9'10 x 8'10)

Window to rear; vertical blinds. Fitted wardrobe with shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.



### BATHROOM 2.97m x 1.68m and 2.12m - 1.42m (9'9 x 5'6 and 6'1 x 4'8)

Frosted window to rear; wooden venetian blind. This room has been tastefully modernised to include a modern white suite comprising WC, wash hand basin set in vanity unit and bath with electric shower over. Folding shower screen. Tiling to ceiling being above bath and to dado height on remaining walls. Wall mounted cabinet and two co-ordinating free-standing units. Wall mounted mirror. Wall light. Tiled floor. Ceiling mounted four head light fitting. Heated towel rail. Extractor



### DETACHED GARAGE

Up and over door. Door to side. Power and light.

### GARDEN

The enclosed front garden is laid to lawn with an array of bordering mature trees and colourful flower borders. The patio area provides a great venue for entertaining/relaxing. A footpath runs along the side to the rear garden. Here, the garden is again enclosed and laid to lawn with a number of mature trees and bushes. Attractive flower borders. Rotary clothes dryer. Steps and a footpath lead to the garage. Oil tank. Gates access the driveway and pedestrian footpath.





### HEATING

The property benefits from oil central heating.

### GLAZING

The subjects are double glazed.

### EXTRAS

All fitted floor coverings and blinds, the Aga, extractor, ceramic hob, washing machine, dishwasher, fridge and freezer are included in the sale price.

### 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, Property Department on 01463 253911, the Highland Solicitors Property centre on 01463 231173 or the sellers, evenings and weekends on 01381 620832 to arrange an appointment to view.

### OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 10 GREENSIDE AVENUE, ROSEMARKIE."

### 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  
Email: THenderson@solicitorsinverness.com



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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.

