



**INNES & MACKAY**  
SOLICITORS ESTATE AGENTS NOTARIES



## **CRUACHAN, CORSLET, ROSEMARKIE, IV10 8SJ**

Located in an enviable position within the most popular coastal village of Rosemarkie and within walking distance of the beach and the beautiful Fairy Glen, "Cruachan" is truly a most desirable property for anyone looking for a spacious family home, close to local amenities. Built approximately two years ago and finished with quality oak flooring in some of the house, this detached two storey detached villa offers excellent, well proportioned accommodation over two floors with a large open plan living area on the ground floor incorporating a well fitted kitchen. Three out of the four bedrooms benefit from fitted wardrobes and the master bedroom also has a large en-suite shower. The property offers generous garden ground to the front together with a large garage providing excellent storage. Viewing comes highly recommended.

ENTRANCE VESTIBULE, HALLWAY, LOUNGE, KITCHEN/DINING, UTILITY ROOM, SHOWER ROOM, FOUR BEDROOMS (MASTER EN-SUITE), FAMILY BATHROOM. OIL FIRED CENTRAL HEATING AND MULTI FUEL STOVE. DOUBLE GLAZED. GARAGE. GARDENS.

**OFFERS OVER £275,000**

HSPC REF. NO. 47139

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## **GARDENS**

The garden ground is low maintenance and comprises of grass to the front, side and rear and is enclosed with fencing and a garden gate. There is parking to the side which gives access to the garage. To the rear, there is a patio area from which to enjoy the open views across the fields.

## **LOCATION**

Occupying an elevated position on the outskirts of the exceptionally popular coastal village of Rosemarkie, this property is within walking distance of most amenities within the village and of course Rosemarkie beach which is renowned for dolphin spotting and also from nearby Chanonry Point. The village, which lies approximately 16 miles from Inverness, offers a local shop, an Inn, café and the famous Groam House Museum. Further amenities are found at neighbouring Fortrose and Avoch where Secondary and Primary education are provided respectively. Beautiful walks are also offered nearby at the Fairy Glen.

## **ENTRANCE VESTIBULE**

Part glazed door opens into the bright and airy entrance vestibule which has been finished with attractive vinyl flooring providing a pleasing entrance. There is a hatch providing access to part of the loft space. Part glazed door provides access to the hallway.

## **HALLWAY**

Located off the hallway is the lounge, kitchen/dining and downstairs shower room. Carpeted stairs lead to the first

floor landing. There is a good understair cupboard providing good storage. Real wood flooring provides a pleasing entrance to this property.

## **LOUNGE**

***Approx. 5.74m x 4.55m (18'10" x 14'11")***

The lounge is a spacious and bright room with French doors out to the rear and providing views across the fields. Double aspect windows to the front and side also provide a good source of natural light to this comfortable room. Set on Caithness Slate, there is a multi fuel stove which provides an excellent source of additional heat and also provides a focal point.

## **KITCHEN/DINING**

***Approx. 5.87m x 4.55m (19'3" x 14'11")***

The kitchen area is fitted with a good range of floor based units and wall mounted cupboards providing good storage and working areas, complemented with solid oak work counters giving a pleasing finish. Integrally fitted is the fridge, dishwasher, electric hob and double oven. Located below the window to the side is the Belfast style sink and there is a breakfast bar separating the dining area. The dining area has a window to the front and a door leads through to the utility room at the rear. Oak flooring complements this room and gives a pleasing finish.

## **UTILITY ROOM**

***Approx. 2.37m x 1.77m (7'9" x 5'9")***

The utility room is fitted with floor based units providing



good storage. There is a one and a half bowl stainless steel sink with drainer to the side which also has a food waste disposal unit installed. There is plumbing for an automatic washing machine and space for a fridge freezer. Frosted, part glazed door opens out to the rear. Extractor fan and oak flooring complete this room.

### **SHOWER ROOM**

***Approx. 2.39m x 2.00m (7'10" x 6'6")***

The shower room is fitted with a WC, wash hand basin and corner shower which houses a mains shower and which is finished with wet wall. Frosted window to the rear, extractor fan and oak flooring complete this room.

### **FIRST FLOOR LANDING**

Carpeted stairs lead to the first floor landing. This is a lovely bright and spacious area by virtue of the two Velux windows allowing a good source of natural light. Located off the landing are the four bedrooms, and family bathroom.

### **BEDROOM 1 & EN-SUITE**

***Approx. 5.92m x 4.33m (19'5" x 14'2")***

The master bedroom is a good sized room with benefits from French doors opening out onto the balcony from which uninterrupted views can be appreciated. This bedroom also has two sets of fitted wardrobes behind sliding mirrored doors providing hanging rail and shelving together with good storage. There is an en-suite located off the bedroom. Downlighters give a pleasing finish to this room and a hatch provides access to the loft space.

### **EN-SUITE**

***Approx. 2.46m x 1.82m (8'0" x 5'11")***

The en-suite is furnished with a WC and wash hand basin set in a fitted vanity unit providing good storage. There is a corner shower cubicle housing a mains shower and this area is finished with attractive wet wall. There are two Velux windows providing a good source of natural light, whilst laminate flooring and shaver point complete this room.

### **BEDROOM 2**

***Approx. 4.60m x 3.69m (15'1" x 12'1")***

The second bedroom is a double room located to the front elevation. This room benefits from fitted wardrobes located behind sliding mirrored doors. Carpet.

### **BEDROOM 3**

***Approx. 3.68m x 3.09m (12'1" x 10'1")***

Bedroom three is also a double room located to the rear elevation. This room also benefits from fitted wardrobes which also houses the water tank. This is located behind sliding mirrored doors. Carpet.

### **BEDROOM 4**

***Approx. 3.86m x 2.88m (12'8" x 9'5")***

The fourth bedroom is a double room located to the front of the property. This room has a fitted wardrobe providing hanging rail and shelving. Carpet.



## BATHROOM

**Approx. 3.40m x 1.97m (11'2" x 6'5")**

The family bathroom is a lovely spacious room with a frosted window to the side. There is a WC, wash hand basin with wet wall splash back and a Jacuzzi bath which is finished with wet wall around giving a pleasing finish. Slate floor tiles, downlighters and shaver point complete this room.

## HEATING

Oil fired central heating, together with a multi fuel stove.

## GLAZING

Double glazed.

## GARAGE

There is a large detached garage which is reached by a covered area to the rear of the house. The garage has power and light.

## SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points.

## COUNCIL TAX BAND

Band F.

## EXTRAS INCLUDED

All fitted carpets, blinds and the integral fridge and dishwasher.

## ENTRY

By mutual agreement.

## VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct to client on 01381 621095 or 07544 558126.

## DIRECTIONS

Proceeding through the village of Rosemarkie, continue past the "Plough Inn" and go over the bridge. Heading up the hill, take the very next turn on the right hand side and go up the single track road. Cruachan is the first house on the right hand side.

*These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.*