



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



50 HENRIETTA STREET, AVOCH, IV9 8QT

This charming mid-terraced cottage enjoys spectacular views across the Moray Firth and boasts an abundance of personality with many pleasing features such as two Morso stoves, solid oak doors, hardwood Sash and Case windows on the ground floor and a substantial and very well maintained rear garden. The B Listed cottage has been sympathetically modernised and benefits from parking and oil fired central heating. Viewing is highly recommended to appreciate the unique character, beautiful garden and stunning location of this property.

ENTRANCE VESTIBULE, HALL, LOUNGE,
KITCHEN/DINING ROOM, REAR VESTIBULE,
2 DOUBLE BEDROOMS AND BATHROOM. OIL FIRED
CENTRAL HEATING. LARGE REAR GARDEN. PARKING.

OFFERS OVER £148,000

HSPC REF. NO. 47843

KINTAIL HOUSE, BEECHWOOD BUSINESS PARK, INVERNESS IV2 3BW
TEL: (01463) 251200 FAX: (01463) 243091
E.MAIL: property@innesmackay.com WEB: www.innesmackay.com





GARDENS

This property enjoys parking via a lock block drive. There is a small grass area across the quiet road to the front of the property which the residents of number 50 have use of. The generous rear garden enjoys ample space for outside entertaining via a patio area. Views across the Moray Firth can be enjoyed from the back of the garden where there is also a pleasant sheltered seating area. The majority of the garden is laid to grass and backs on to a wooded area. A path proceeds from the patio to the garden shed, coal bunkers and wood stores. Mature trees and shrubs enclose the garden area

LOCATION

50 Henrietta Street is a charming period property set on the shores of the Black Isle village of Avoch which is a picturesque village on the Black Isle with an attractive historic fishing harbour. The village lies approximately twelve miles from the City of Inverness, which boasts a fantastic range of shops, amenities, facilities and both rail and road links to the south with the Airport also located a short distance from here. The village of Avoch has a range of shops, post office, and hotel together with a primary school with secondary education being provided by the highly acclaimed Fortrose Academy. A good bus service is provided to and from the city centre of Inverness.

ENTRANCE VESTIBULE

The tile floored vestibule opens to the hall.

HALLWAY

The hall is floored with carpet tiles and has a high level opaque window to the bathroom. Solid oak doors with attractive brass fittings lead to the kitchen/dining room and lounge. Access is also given to the bathroom and carpeted stairway to the upper level.

LOUNGE

Approx. 4.18m x 3.52m (13'7" x 11'6")

The lounge is a comfortable room benefitting from a Morso multi fuel burning stoves set in an Inglenook fireplace with Caithness slate hearth and wooden mantle. Another pleasing feature of the lounge is the sash and case window to the front elevation which permits stunning views across the Moray Firth.

KITCHEN/DINING ROOM

Approx. 4.16m x 4.22m (13'7" x 13'8")

The kitchen is fully fitted with a combination of wall mounted and floor based units with worktop over. The kitchen also comprises a stainless steel sink with drainer, built-in oven with halogen hob and extractor fan above. The washing machine, fridge/freezer and dishwasher are all included within the sale. The kitchen



provides ample space for dining with a sash and case window to the front elevation and a Morso multi-fuel burning stove with inglenook fireplace, tiled hearth and wooden mantle. Carpet tiled flooring, inset shelving space and an exposed stone wall complete this room which also gives access to the rear vestibule.

REAR VESTIBULE

This carpet tiled vestibule has an opaque high level window to the bathroom, a water supply to attach hoses for use in the garden and provides access to the rear garden.

BATHROOM

***Approx. 2.95m x 1.92m (9'7" x 6'3")
measurements at widest points***

The modern white bathroom suite comprises a wash hand basin, WC, bath with electric shower over and tiled surround, glass shower screen, heated towel rail, extractor and wall mounted fan heater. Large limestone tiles floor the bathroom which also benefits from windows to the rear, hall and vestibule.

STAIRCASE AND LANDING

Carpeted staircase and landing with a low level triple built in storage cupboard, Velux window to the front elevation and access to the two double bedrooms.

BEDROOM 1

***Approx. 5.32m x 3.34m (17'5" x 10'11")
coombed room so measurements are approximate.***

This room enjoys breathtaking views over the Moray firth via a Velux window to the front elevation. A recessed area within this carpeted bedroom allows hanging and shelving space. This room also has a small built-in storage cupboard.

BEDROOM 2

Approx. 4.05m x 3.32m (13'3" x 10'11")

The second bedroom also enjoys stunning views of the Moray Firth via a Velux to the front elevation. This bedroom also benefits from a recessed area with shelving and an integral storage cupboard.

HEATING

Oil fired central heating. Additional heating is given via the two Morso Squirrel Multi Fuel Stoves.

GLAZING

Full double glazing with the exception of the bathroom window.

PARKING

There is parking on a lock block space to the front of the property.



SERVICES

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

COUNCIL TAX BAND

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EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings, light fixtures, Zanussi washing machine, Zanussi fridge/freezer and Zanussi dishwasher. Two cabinets within each bedroom are also included.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

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.