



Innes & Mackay

Cherryburn, Platcock Wynd, Fortrose, IV10 8SQ

- BESPOKE FOUR BED DETACHED VILLA
- SELF CONTAINED ONE BED ANNEXE
- GARDEN ROOM
- IMMACULATE WALK IN CONDITION
- ELEVATED POSITION WITH STUNNING VIEWS
- AIR SOURCED HEAT PUMP
- QUALITY FINISHINGS THROUGHOUT

**Offers Over
£595,000**



PROPERTY DESCRIPTION

Only by viewing will one appreciate what this fabulous, modern detached four bed family home has to offer including a one bed self contained annexe to the side ideal for a variety of uses. Built approximately six years ago, Cherryburn offers anyone looking for a bespoke property with beautiful views out to the East and the Moray Firth. This ideal home for the growing family is finished to an exceptionally high standard with ornate ceiling roses, real Oak wood finishings, solid wood kitchen and Amtico flooring but to name a few. This property benefits from quirky features throughout including brass monkey tail window handles, beehive door handles and feature thistles carved on the ballustrade. In addition to this very desirable property, there is a detached garden room which has been fitted with a log burner, working areas and is plumbed for water.

LOCATION

Cherryburn sits in an elevated position enjoying the most amazing views out towards the Moray Firth, Fort George and beyond. Fortrose is a popular and thriving historical town with an excellent range of local shops and amenities including a doctors surgery, chemist, library, co-op, bakery and gifts shops. The shops are varied with some offering a good range of local produce whilst the amenities include a sailing club at Fortrose Harbour and a golf course set in a stunning location. Fortrose Academy is a highly sought-after secondary school. The primary school is located approximately two miles away in Avoch. Fortrose is within easy commuting distance to Inverness and Dalcross Airport all adding to the convenience and appeal of this location.

GARDEN

The gardens surrounding Cherryburn are planted with an array of wild bushes, mature trees and soft fruit shrubs all providing a natural outlook. These extend down towards a small burn all adding to the ambience when sitting on the decking taking in the lovely views. Surrounding the house is individual block paving and to the side is an area of composite decking.

ENTRANCE VESTIBULE 2.63m x 1.87m (8'7" x 6'1")

Front door opens into the entrance vestibule which is currently utilised as

a small office. This area laid with "Amtico cherry" flooring has a window to the side and a part glazed door opening through to the hallway.

HALLWAY

The carpeted hallway is a lovely spacious and bright area providing access to the kitchen, lounge, bedroom four and the shower room. Good storage is provided by a single built in cupboard and carpeted stairs lead up to the first floor landing.

LOUNGE 7.32 x 4.49 (24'0" x 14'8")

Sliding doors announce this generous sized and comfortable lounge which enjoys the most stunning views from the large patio doors which open onto the front of the property. With a further window to the side, this room benefits from a log burning stove set on Caithness slate hearth with a pleasing Sandstone surround giving a pleasing finish. Neutral carpet completes this room.

KITCHEN 6.71m x 4.27m (22'81" x 14'29")

This stunning "Mudd & Co" bespoke kitchen is fitted with a fantastic range of floor based units and wall mounted cupboards all providing good storage and working areas. Finished with Quartz worktops, the kitchen benefits from integrated dishwasher, fridge freezer, bin drawer, induction hob, cooker hood and double oven. Located below the window to front is a "Belfast" double sink. With ample space for dining to the rear, further larder style cupboards provide additional storage. "Amtico" flooring gives the kitchen a pleasing finish.

UTILITY ROOM 4.27m x 1.83m (14'17" x 6'99")

The Utility room is furnished with floor to ceiling cupboards providing excellent storage, work counter, with "Belfast" style sink inset and space below for a tumble dryer and plumbing for a washing machine. Door to the rear, extractor fan and Amtico flooring complete this room.

BEDROOM 4 3.66m x 2.44m (12'85" x 8'17")

Bedroom four is a double room located on the ground floor and benefits from a window to the side. Built in double wardrobes provide hanging rail and storage. A feature of this room is the walled panelling giving a pleasing finish. Carpet.



SHOWER ROOM 3.05m x 1.83m (10'34" x 6'73")

The shower room which is fitted with "Imperial" sanitary wear comprises a WC, wash hand basin with storage under, a WC and tiled recessed shower cubicle housing a rain shower and hand held shower head. Window to the rear, Amtico flooring and modern contemporary tiling completes this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the bright and airy landing by virtue of the Velux window to the rear providing a flood of natural light. Located from here are three further bedrooms and the family bathroom. A drop down hatch provides access to the unfloored loft space.

BEDROOM 1 4.57m x 4.27m (15'82" x 14'32")

The master bedroom is a comfortable room located to the front elevation and benefits from built in double wardrobes providing good storage and hanging space. Windows open to the front where one can enjoy the open views to the Moray Firth and beyond. Door leads through to the en-suite shower room. Carpet.

EN-SUITE 3.35m 1.83m (11'42" 6'69")

The en-suite is furnished with a wash hand basin with storage under, WC and a tiled shower housing a rain shower and hand held shower attachment. Velux window to the rear, Amtico flooring and modern contemporary tiling gives the en-suite a pleasing finish.

BEDROOM 2 3.35m x 3.53m (11'68" x 11'7")

Bedroom two again located to the front elevation is a double room with two Velux windows which provide good light and provide open views across to the Moray Firth and beyond. Built in double wardrobes providing good storage and hanging rails. Carpet.

BEDROOM 3 5.49m x 2.74m (18'69" x 9'66")

The third bedroom is a generous sized room with a window to both the front and side. Laid with carpet this room also benefits from built in double wardrobe providing hanging rails and storage. Carpet completes bedroom three.

BATHROOM 2.74m x 1.83m (9'93" x 6'50")

The family bathroom is furnished with a WC, wash hand basin with storage under and a free standing roll top bath with hand held telephone style shower attachment. Modern tiling and flooring give this room a pleasing finish. Velux window to the rear completes the bathroom.

ANNEXE

Access to the annexe is via a door to the side of the property and opens into the spacious kitchen and shower room. This lovely addition to Cherryburn provides independant living for family and also ideal for Air B & B.

KITCHEN 4.88m x 4.57m (16'19" x 15'23")

The kitchen which has a window to the front elevation, is fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the electric hob with extractor hood above and located below the window is the stainless steel sink. There is an eye level electric oven, plumbing for a washing machine and space for a tumble dryer. Amtico flooring completes the kitchen area. Located off the kitchen is the shower room, large understair cupboard and carpeted stairs leading up to the bedroom/lounge area.

SHOWER ROOM 1.22m x 2.44m (4'0" x 8'0")

The shower room is fitted with a dual flush WC, wash hand basin with cupboard under and a recessed shower cubicle housing an electric shower. Attractive wet wall, Amtico flooring and extractor fan complete this room.

BEDROOM/LIVING AREA 5.79m x 6.07m (19'93" x 19'11")

Carpeted stairs lead up to the generous sized living area/bedroom which is laid with carpet and benefits from double Velux windows providing good light along with lovely views.

DEN 4.95m x 4.27m (16'3" x 14'95")

This fabulous detached garden room provides all the benefits of a kitchen but detached from the main house. Lined with real wood, there is plumbing for a dishwasher, space for a fridge and a log burning stove. To the rear of this room is a separate WC and wash hand basin.



WC 2.90m x 0.91m (9'06" x 3'40")

Located to the rear of the Den is a wood lined room fitted with a WC and wash hand basin.

GARAGE 5.79m x 3.35m (19'76" x 11'66")

The garage which has an electric roller door, houses the water tank, electric fuse box and workings for the air sourced heat pump. With a window to the side, the garage also has fitted storage and a fully fitted tiled floor.

HEATING

Air sourced heat pump. This property also benefits from a log burner in the lounge.

GLAZING

Fully double glazed.

PARKING

Ample off road parking for a number of cars providing access to the garage.

COUNCIL TAX BAND - G

EPC BAND

Band C80

SERVICES

Mains water, drainage, electricity, telephone and TV points. Outside tap. CCTV is inbuilt around the property.

EXTRAS INCLUDED

In the main house, all fitted carpets, curtains, blinds, integrated dishwasher, fridge freezer, Induction hob, eye level double oven and extractor hood.

In the Annexe all fitted carpets, curtains, blinds, electric hob oven and cooker hood.

VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay property department.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, appliances and equipment shown here are shown for information only and no guarantee as to their quantity or efficiency can be given.
Made with Hespings 12/22

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