



7 Ross Crescent

Fortrose, IV10 8RT

Beautifully presented 3 bedroom detached bungalow built by Tulloch Homes Limited to their "Kinglass" design in a sought after development close to the Golf Club and Chanonry Point on the Moray Firth in the popular town of Fortrose within walking distance of all local amenities.

Hallway

4'1" x 16'2" x 16'4" x 6'0" at widest point
(1.27m x 4.94m x 5.00m x 1.85m at widest point)

Lounge

13'6" x 13'6" (4.14m x 4.14m)

Kitchen/dining area

18'2" x 10'0" (5.55m x 3.06m)

Bedroom 1

11'1" x 9'3" (3.39m x 2.82m)

Principal bedroom

12'0" x 11'2" (3.68m x 3.41m)

En-suite shower room

7'4" x 4'6" (2.24m x 1.38m)

Bathroom

6'8" x 6'8" (2.05m x 2.04m)

Bedroom 3

9'7" x 9'10" (2.94m x 3.00m)

Outbuildings

Garden ground

Extras

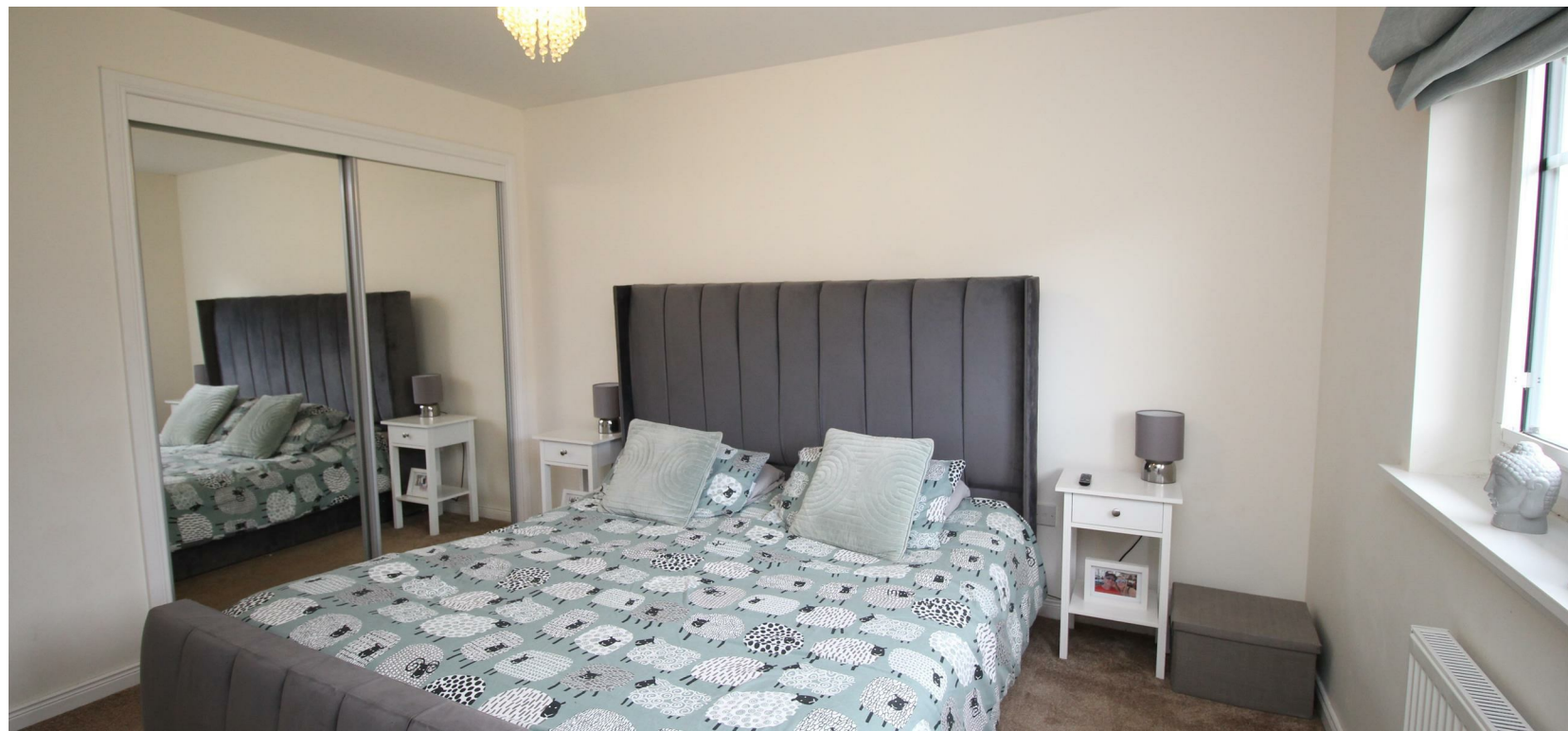
Heating and glazing

Services

EPC Rating C

Council Tax Band E





The accommodation comprises a wide welcoming hallway, double aspect lounge, 3 double bedrooms (one en-suite), family bathroom and kitchen/dining area with French doors opening onto the patio at the rear. The garden ground to the front is laid to lawn with a tarmacadam driveway providing off street parking for several cars. The enclosed private rear garden is laid to lawn with a patio area, ideal for outdoor entertaining.

Fortrose has a good selection of shops, doctors’ surgery, leisure centre, library, golf club, harbour and sailing club. Primary school pupils attend Avoch Primary School and secondary school pupils attend Fortrose Academy.

There are lovely walks in the area and Chanonry Point is a fantastic location for spotting Bottlenose dolphins, porpoises and grey seals.

The City of Inverness is approximately 14 miles from Fortrose and benefits from an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended

Accommodation:-
Hallway 1.27m x 4.94m x 5.00m x 1.85m at widest point
Doors to lounge, kitchen, three bedrooms and bathroom. Three built-in storage cupboards. Hatch to roof space. Smoke alarm. Carpet.
Lounge 4.14m x 4.14m
Double aspect to front and side. T.V. point. Carpet.
Kitchen/dining area 5.55m x 3.06m
Windows and French doors to rear. Wall and base units with worktop and splash back. Under unit lighting. Stainless steel 1 ½ bowl sink with right hand drainer. Plumbed for washing machine. Integrated Bosch ceramic hob with stainless steel extractor and electric oven. Integrated fridge/freezer. Vinyl flooring.
Bedroom 1 3.39m x 2.82m
Window to front. Double mirrored wardrobes. Carpet.
Principal bedroom 3.68m x 3.41m
Window to rear. Double mirrored wardrobe. T.V. point. Carpet.
En-suite shower room 2.24m x 1.38m
Window to rear. White WC and wash hand basin set in vanity unit with tiled splash back. Mirror. Shaver socket. Recessed shower cubicle with Mira Vie electric shower and tiling. Extractor. Vinyl flooring.

Bathroom 2.05m x 2.04m
Window to rear. White WC and wash hand basin set in vanity unit with tiled splash back. Mirror. Shaver socket. Bath with mains shower above, tiling and shower screen. Extractor. Vinyl flooring.
Bedroom 3 2.94m x 3.00m
Window to front. Built-in wardrobe. Carpet.

Outbuildings

Two timber garden sheds.

Garden ground

The front garden is laid to lawn with a tarmacadam driveway to the side of the property providing off street parking for several cars.

The enclosed rear garden is laid to lawn with a patio area.

Extras

All fitted floor coverings and the two garden sheds are included in the sale price.

Heating and glazing

Oil fired central heating system and double glazing.

Services

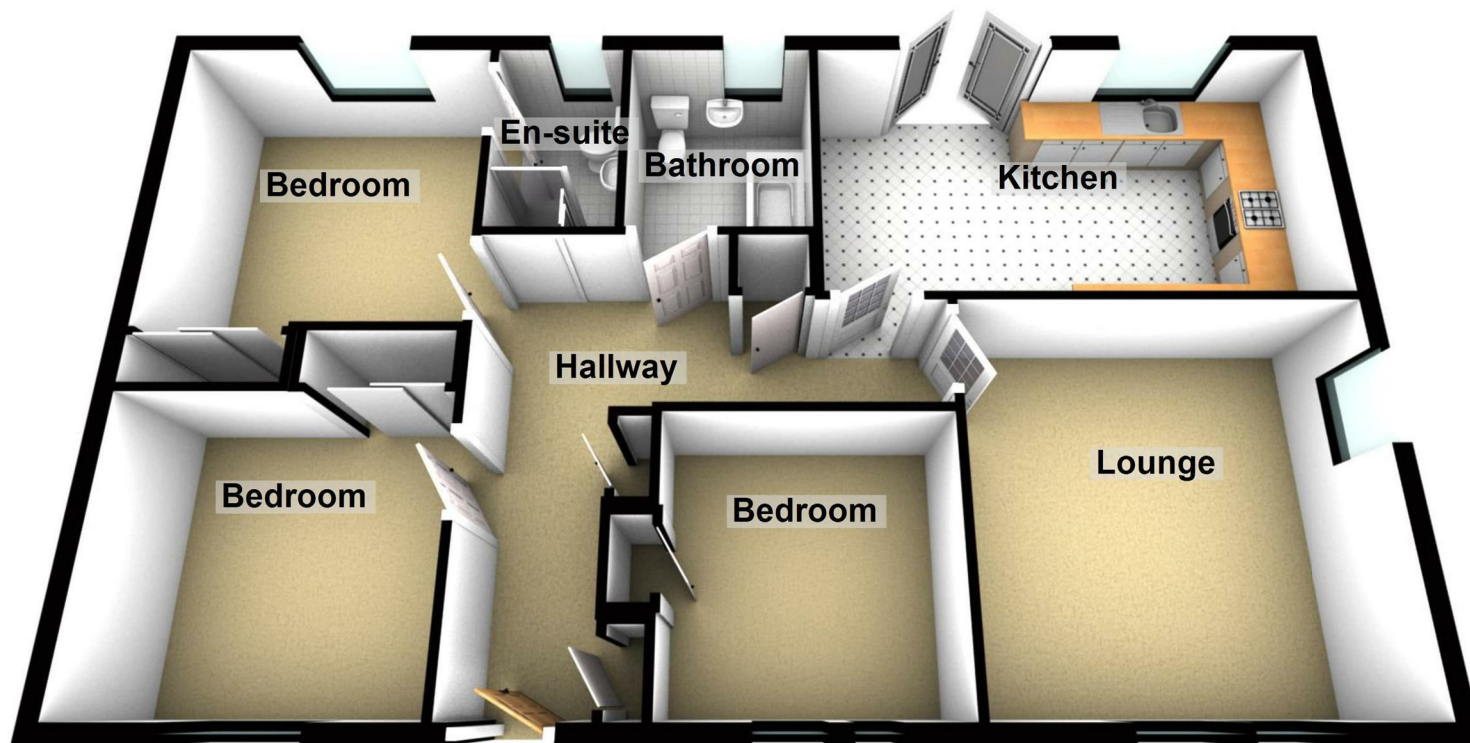
Mains electricity, water and drainage.

EPC Rating C

Council Tax Band E



Ground Floor



This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

Viewing

Please contact our Inverness Office on 01463 795 006
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B	70	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	

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