

Flat 1, The Byre

Marine Terrace, Cromarty, IV11 8YA

Offers Over £130,000



- **REDUCED PRICE, £5K BELOW HR VALUATION!**
- Ideal holiday home, buy to let, or first time buy
- Scenic views overlooking Cromarty Firth
- Open plan lounge/kitchen/diner, bathroom
- 1 double and one single bedroom, own entrance, ample parking
- EPC Band C

This spacious two bedroom ground floor flat is set within a B listed stone building dating back to the 1700's and forms part of what was formerly the northern wing of a hemp works which worked hemp imported from St Petersburg. Situated in a truly beautiful spot with unspoilt open outlooks across the Cromarty Firth and surrounding mountains. This well-appointed property has been modernised and styled for a wonderful holiday home, though it could alternatively be an ideal rental property or first time buy. There is an open plan lounge/kitchen/ diner with ample space for furniture and a small table and chairs. The kitchen comes with an electric cooker, extractor, washing machine and fridge. There is a large double bedroom with fitted wardrobes and a single room which could accommodate bunk beds and a free standing wardrobe. The shower room completes the accommodation. There is electric heating and double glazing throughout and a large hall cupboard for additional storage. Off road parking with ample overflow spaces is located just outside the property. The price of this property coupled with its location and condition make it an ideal purchase for the discerning buyer.

Rooms

Lounge/Kitchen	(13' 3" x 13' 8") or (4.04m x 4.16m)
Bedroom 1	(8' 11" x 10' 0") or (2.73m x 3.05m)
Bedroom 2	(8' 0" x 8' 1") or (2.45m x 2.46m)
Shower Room	(6' 10" x 6' 5") or (2.09m x 1.96m)

Services

Mains electricity, water and drainage. Telephone/ broadband line installed.

Extras

All floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Kitchen appliances including an electric cooker, extractor, washing machine and fridge. All other items are available under separate negotiation.

Council Tax

Band A

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing please contact our office on 01463 233218 or Emma on 07850 407884.

