

**Creel Cottage, High Street,  
Avoch, IV9 8PT**

**Offers Over £200,000**







## Overview

- Immaculate 2 bedroom detached traditional villa
- Stunning harbour location on sought after Black Isle
- Lounge, kitchen/diner, 2 double bedrooms, shower room, WC
- Perfect holiday let, second home or Airbnb
- Low maintenance garden to front
- EPC Band E



## Description

Fantastic opportunity to purchase an immaculate, traditional detached property located in the desirable village of Avoch on the Black Isle. Dating back to circa 1900 this charming property has been upgraded and is beautifully presented throughout. All the rooms are front facing and enjoy the incredible sea views. The spacious accommodation, walk in condition and the fantastic location of the property would lend itself as a perfect holiday home, second home or Airbnb. On the ground floor is the bright lounge which benefits from a feature fire place with open fire. The spacious kitchen/diner has good work top space, storage and has ample space for a dining table and six chairs. The electric range cooker, fridge freezer and washing machine are included in the sale. The entrance hallway offers a useful downstairs WC. Upstairs there are two well appointed double bedrooms, both of which benefit from feature fireplaces and fitted storage. The modern shower room completes the accommodation. There is double glazing and oil heating throughout. Outside, there is a small, low maintenance garden to the front of the house which is a perfect spot for al fresco dining whilst enjoying the views. There is off-road parking close by. Viewing is essential.



## Room Dimensions

**Lounge** (14' 7" x 13' 11") or (4.44m x 4.23m)

**Kitchen / Diner** (16' 2" x 13' 11") or (4.92m x 4.23m)

**WC** (3' 3" x 5' 6") or (0.98m x 1.67m)

**Bedroom 1** (16' 1" x 13' 10") or (4.89m x 4.22m)

**Bedroom 2** (16' 1" x 13' 11") or (4.89m x 4.24m)

**Shower Room** (5' 4" x 11' 8") or (1.63m x 3.56m)







### Extras

All fitted floor coverings, fixtures and fittings including all light fittings, curtains and curtain poles, electric range cooker, fridge freezer and washing machine.

### Services

Mains electricity, water and drainage. Telephone and Broadband.

### Tenure

Freehold

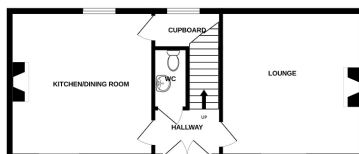
### Council tax

Band D

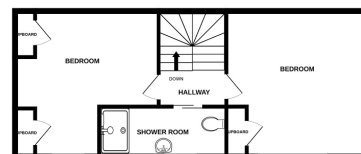
### Viewing

To arrange a viewing of this property please contact Louise on 07796673594 or 01463 233218.

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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