

Greenside House, Courthill Road

Rosemarkie, IV10 8UE



Offers Over £365,000





Overview

- Spacious 4 bed detached house in the beautiful village of Rosemarkie
- Perfect family home or ideal holiday let
- Lounge, kitchen/diner, family room, utility, 4 bedrooms, 1 ensuite, 2 shower rooms and WC
- Gardens, garage, shed and driveway for several cars
- Stunning views over the Moray Firth and hills beyond
- EPC Band D



Description

Discover this exceptional detached family home nestled in the picturesque village of Rosemarkie, boasting captivating views across the Moray Firth. Set in one of the Highlands most scenic locations, this beautifully presented property offers spacious and versatile living-ideal for growing families or those seeking a peaceful coastal lifestyle. The heart of the home is the expansive lounge, flooded with natural light-perfect for relaxing or entertaining. The newly fitted kitchen/diner is both stylish and practical, comfortably accommodating a table for six. It features a charming Rayburn oven that serves both as a cooker and a heat source, alongside integrated appliances including an oven, hob, extractor fan, dishwasher, and fridge/freezer. There's ample storage with extensive wall and base units, generous work surfaces, and a large walk-in pantry. A utility room provides plumbing for a washing machine, space for a tumble dryer, and room for an extra fridge or freezer. A separate family room offers further flexible living space, ideal as a playroom or informal sitting area. The principal bedroom is generously proportioned, complete with an en-suite and stunning dual-aspect windows framing panoramic views of the Moray Firth. The second bedroom also enjoys dual-aspect windows and lovely sea views. Both rooms benefit from fitted wardrobes, offering excellent storage. Two additional well-sized bedrooms come equipped with built-in storage cupboards, served by two separate modern shower rooms and an additional WC. Further storage is available with two large cupboards conveniently located in the upstairs and downstairs halls. The front garden is laid to lawn, creating a welcoming first impression. To the rear, the garden is primarily finished with low-maintenance gravel and includes a decked seating area-perfect for al fresco dining or relaxing in the sunshine. A garden shed provides practical storage, while generous off-street parking for several vehicles leads to the garage.



Room Dimensions

Lounge	(25' 11" x 14' 5") or (7.90m x 4.39m)
Shower Room	(6' 6" x 7' 6") or (1.99m x 2.28m)
Principal Bedroom En Suite	(5' 2" x 5' 7") or (1.58m x 1.70m)
Bathroom	(6' 5" x 8' 6") or (1.96m x 2.58m)
Wc	(8' 2" x 3' 1") or (2.49m x 0.94m)
Utility Room	(9' 0" x 8' 2") or (2.74m x 2.50m)
Family Room	(14' 4" x 9' 2") or (4.36m x 2.80m)
Principal Bedroom	(24' 7" x 14' 4") or (7.49m x 4.36m)
Bedroom 2	(24' 5" x 14' 5") or (7.45m x 4.39m)
Bedroom 3	(10' 6" x 11' 11") or (3.20m x 3.64m)
Bedroom 4	(9' 5" x 11' 11") or (2.88m x 3.64m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the hob, electric oven, extractor fan, Rayburn range cooker, fridge/freezer and dishwasher.

Services

Mains electricity, water and drainage. Oil heating. Telephone

Council tax

Band G

Floor Area

210m²

Tenure

Freehold

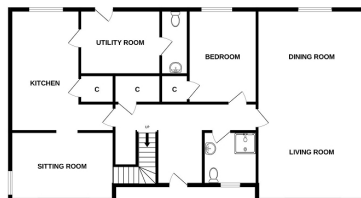
Entry

By mutual agreement.

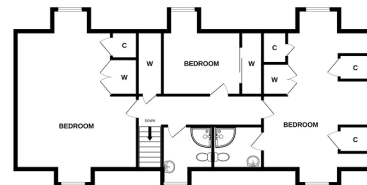
Viewing

To arrange a viewing of this property please contact Louise on 01463 233218 or 07732836965

GROUND FLOOR



1ST FLOOR



Tel: 01463 233218

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