

Bishop's Cottage, 1 High Street

Fortrose, IV10 8SX

Offers Over £325,000





Overview

- Charming detached cottage in desirable coastal village
- Walking distance to local amenities, beach and renowned Fortrose Academy
- Spacious garden grounds, with summer house and carport
- Ideal for families and those seeking character and outdoor space
- EPC band F



Description

A rare opportunity to purchase this four-bedroom detached property, set in the heart of the highly sought-after seaside village of Fortrose. Rich in character and offering flexible living space over two levels, this property is within easy walking distance of local amenities and the stunning Moray Firth coastline. The ground floor accommodation comprises two welcoming reception rooms, ideal for use as a formal lounge and a family room or home office. To the rear is a spacious kitchen/diner fitted with an oil run Rayburn stove, free standing electric cooker, dishwasher, washing machine, and fridge/freezer. A separate utility room provides additional practicality and a separate shower room with WC completes this floor. Upstairs, there are four well-proportioned bedrooms, offering plenty of flexibility for family living, guest accommodation, or workspace. The family bathroom completes the accommodation. Externally, the home is set within mature and generous garden grounds. The front garden is well-established, while the rear garden offers excellent privacy and plenty of space to enjoy the outdoors. Additional benefits include a summer house, a driveway with carport, and oil central heating. The property also benefits from broadband access and mobile coverage, ensuring connectivity for modern living.



Room Dimensions

Hallway	(10' 2" x 9' 5") or (3.09m x 2.86m)
Lounge	(15' 5" x 13' 7") or (4.71m x 4.13m)
Kitchen / Diner	(14' 7" x 15' 5") or (4.44m x 4.70m)
Utility Room	(8' 0" x 4' 4") or (2.45m x 1.33m)
Sitting Room	(11' 4" x 15' 0") or (3.45m x 4.57m)
Shower Room	(4' 8" x 4' 3") or (1.43m x 1.30m)
Bedroom 1	(13' 5" x 13' 1") or (4.10m x 3.98m)
Bedroom 2	(11' 4" x 14' 7") or (3.46m x 4.44m)
Bedroom 3	(8' 2" x 13' 0") or (2.49m x 3.96m)
Bedroom 4	(7' 7" x 13' 0") or (2.30m x 3.97m)
Bathroom	(6' 7" x 7' 3") or (2.00m x 2.21m)





Extras

All fixtures and fittings, including floor coverings and light fittings. All curtain poles and window blinds. Appliances, including the oil run Rayburn stove, electric cooker, fridge/freezer, dishwasher and washing machine.

Services

Mains electricity, water, and drainage. Oil heating. Broadband and mobile network coverage available.

Council tax

Band E

Tenure

Freehold

Entry

By mutual agreement

Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing



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