

Illustration For Identification Purposes Only.  
 Not To Scale (ID:1073988 / Ref:87824)

**Services**

Mains electricity, water and drainage.

**Extras**

All carpets, fitted floor coverings and blinds. Some items of furniture are available under separate negotiation.

**Heating**

Electric heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

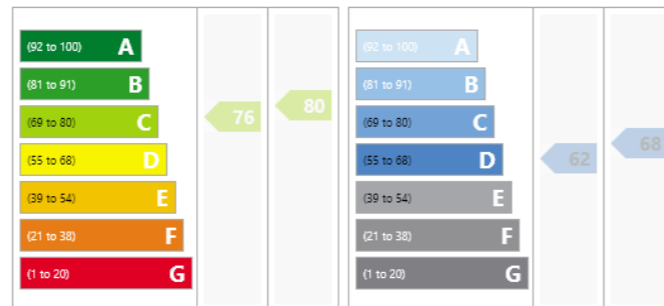
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £150,000  
 A full Home Report is available via Munro & Noble website.



**5 Ryebank Court**  
**Rosemarkie**  
**IV10 8XD**

A two bedroom ground floor apartment which has its own independent access. It is fully double glazed, has electric central heating and a single garage.

**OFFERS OVER £148,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Flat
- 2 Bedrooms
- 1 Reception
- 2 Bathrooms
- Electric
- Garden
- Garage

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge/Diner



Kitchen

**Property Description**

Located in a quiet position with partial views towards the Moray Firth, this impressive two bedrooomed ground floor flat is located in the desirable village of Rosemarkie in the Black Isle and will suit a variety of potential purchasers including first time buyers, young professionals and those looking for a property with great rental potential. Offering modern and spacious accommodation this is in walk-in condition throughout, early viewing is highly recommended to fully appreciate the location and the size of the accommodation within. The property boasts its own independent access and comprises an entrance vestibule, a kitchen, a bright and roomy lounge/diner, a stylish bathroom, and two double spacious bedrooms, both having fitted mirrored wardrobes with the principle bedroom having an en-suite shower room. The modern kitchen is fitted with sleek and stylish wall and base mounted units with worktops and complimentary splashback tiling, a stainless steel sink with mixer tap and drainer, and has an integrated washing machine, a dishwasher, a fridge/freezer, and an electric oven and hob with extractor fan over. The bathroom and en-suite are both modern with the bathroom having a WC, a wash hand basin within a vanity unit, a bathtub, and the en-suite has a tiled shower cubical with mains shower, a WC and a vanity wash hand basin. The property benefits from a large cupboard in the hallway and further pleasing features include electric central heating and double glazing.

Externally, the property has a rear garden being laid to lawn, with some mature plants and shrubs, a lock-block area to the side elevation, and there is a lock-up single garage which belongs to the property at the end of the street. 5 Ryebank Court, is located in the picturesque village of Rosemarkie which is on the Black Isle. The village has a general store, a newsagents, a couple of restaurants, a community centre and a bus service to Inverness and Fortrose. The beach is within walking distance of the property and a larger range of shops can be found in the nearby village of Fortrose which include a larger shop, a post office, medical centre, and secondary schooling. Rosemarkie is approx. 16 miles from the Highland capital of Inverness where a larger range of shops and services can be found.

**Rooms & Dimensions**

- Entrance Vestibule  
*Approx 1.18m x 1.34m*
- Entrance Hall
- Kitchen  
*Approx 3.55m x 2.65m*
- Lounge/Diner  
*Approx 5.57m x 3.97m*
- Bedroom One  
*Approx 3.45m x 4.07m*
- En-Suite Shower Room  
*Approx 2.38m x 1.39m*
- Bedroom Two  
*Approx 3.10m x 2.70m*
- Bathroom  
*Approx 2.10m x 1.71m*
- Garage  
*Approx 2.87m x 5.08m*



Bathroom



Bedroom One



Bedroom Two

