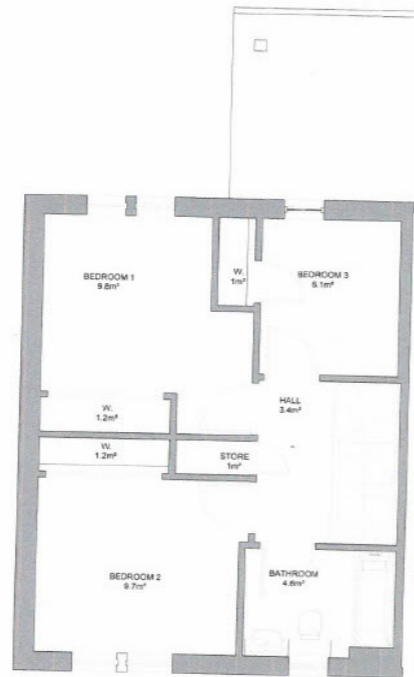


GROUND FLOOR STRUCTURAL PLAN
 Scale: 1:50



FIRST FLOOR STRUCTURAL PLAN
 Scale: 1:50

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds and two garden sheds.

Heating

Air source heat pump.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

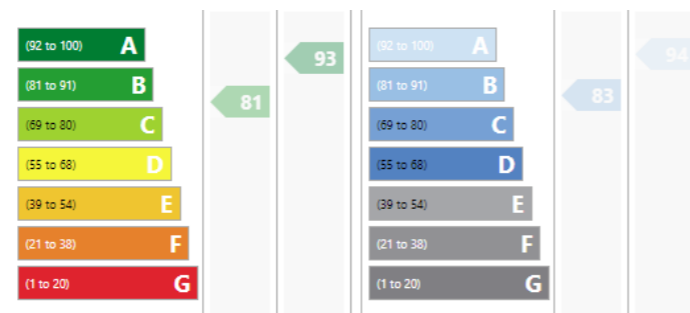
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £275,000
 A full Home Report is available via Munro & Noble website.



42 Greenside Street
Rosemarkie
IV10 8AG

An impressive, three bed roomed end-terraced villa with excellent living space, gardens and allocated parking, located in the popular village of Rosemarkie.

OFFERS OVER £270,000








📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview

-  End-Terraced Villa
-  3 Bedrooms
-  1 Reception
-  1 Bathroom
-  Air Source
-  Garden
-  Allocated Parking

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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Bathroom

Property Description

Forming part of a modern development in the desirable village of Rosemarkie, 42 Greenside Street is a pristine, three bedroomed end-terrace villa built by Pat Munro Homes to their Birch design and would suit family living and appeal to professionals working from home. Finished to an exacting standard, the property offers a wealth of features including, an Ashley Ann fitted kitchen, oak doors, Air-Source heating, and the clever use of glazing allows an plethora of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. The elegant accommodation comprises an entrance hallway (with stairs rising the first floor) an inviting front facing lounge and an open plan kitchen/diner, off which lies a useful utility room and WC. This fully equipped room forms heart of the home and provides ample space for a large table and chairs and has French doors which open onto the beautiful rear garden. It has sleek Ashley Ann mounted units and worktops, and has a 1 1/2 sink drainer with mixer tap, complimented by mirrored splashbacks. Integrated appliances are by Bosche and include a dishwasher, a ceramic hob with extractor fan over, electric oven and fridge-freezer. From here, there is a door to the utility room which has base mounted units, plumbing for washing machine, and a further door to the WC which has plumbing in place to install a shower if required. Upstairs there is a bright landing, a loft (offering additional storage), and three double bedrooms, one which is currently utilised as an art studio and boasts views towards the neighbouring countryside. Completing the accommodation is the family bathroom which has a bath with shower over, a vanity wash hand basin, a WC and is finished with attractive tiling. A fantastic feature of this property is the storage it provides, with two bedrooms boasting double mirrored wardrobes, a walk-in cupboard in the third bed and lounge, and a cupboard in the landing.

Outdoors, the garden to the front elevation is laid to lawn with a tree border and two gates gives access to the side and rear elevation. The south east facing garden has been upgraded by the current owner and is a haven for enjoying the warm summer days and outdoor entertaining. The decking area is positioned perfectly and is array with colourful shrubs, small trees and hedges, while a gravel border compliments the areas of lawn. Sited here is a useful outdoor tap and wo gardens sheds, which are included in the sale. Parking is by the way of two allocated spaces which can be found to the rear of the property. Early viewing is highly recommended to appreciate the fantastic accommodation on offer as well as the size of the plot it occupies.

The villages of Fortrose and Rosemarkie enjoy a number of excellent amenities including independent shops, restaurants, golf course, medical centre and a beach. Primary schooling is available at Avoch, with seconding education at the highly regarded Fortrose Academy.



Utility Room



Bedroom Three

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 4.81m x 4.85m
- Kitchen/Diner
*Approx 5.84m x 2.70m**
- Utility Room
Approx 2.50m x 1.27m
- WC
Approx 1.84m x 2.49m
- Landing
- Bedroom Three
Approx 2.27m x 2.74m
- Bedroom Two
*Approx 3.46m x 3.60m**
- Bedroom One
*Approx 3.47m x 3.82m**
- Bathroom
Approx 2.48m x 1.89m
- (*At widest point)

