

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. Tumble dryer and garage shelves.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

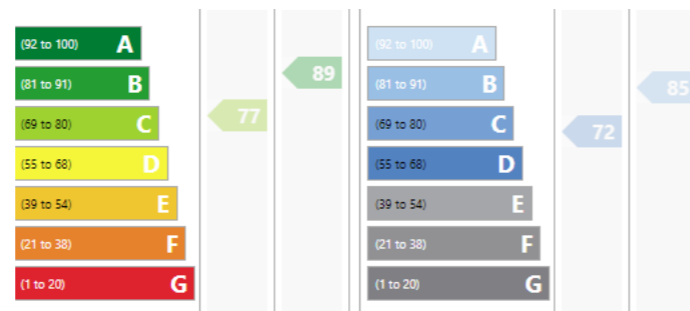
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

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



**30 Cornwell Crescent
 Fortrose
 IV10 8AB**

An appealing, three bedroomed, detached villa which boasts gardens, off-road parking and an integral single garage.

OFFERS OVER £273,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

Property Overview icons: Detached Villa, 3 Bedrooms, 1 Reception, 2 Bathrooms, Gas, Garden, Garage, Off-Street 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



En-Suite Shower Room





Lounge



Bedroom Two

Property Description

Built by Tulloch Homes to their Affric design, this immaculate three bedroomed detached villa with single garage is located in the sought after coastal village of Fortrose and occupies a generous corner plot with attractive garden grounds. The property would comfortably suit family living and appeal to professionals working from home and offers a wealth of features including a stylish kitchen/diner, an en-suite shower room, oil fired central heating, and double glazed windows. The clever use of glazing throughout the home allows a profusion of natural light to flood the generously proportioned rooms, generating a bright and fresh environment. On the ground floor is a light and airy entrance hall (which gives access to the garage) an inviting front facing lounge which has views over the surrounding countryside, and an open plan kitchen/diner, off which lies a useful WC. The kitchen/diner provides ample space for a large table and chairs, perfect for entertaining, and is fully fitted to a modern specification comprising wall and base mounted units with worktops, a 1 1/2 stainless steel sink with mixer tap and drainer, and integrated appliances including a fridge-freezer, washing machine, an electric oven, and a induction hob with extractor over. This room is enhanced by French doors which open onto the rear garden grounds. On the second floor, a landing provides access to three double bedrooms (all boasting fitted storage), and the family bathroom which comprises a bath with mains shower over, a vanity wash hand basin and a WC, complimented by tiling. The primary bedroom lies to the rear elevation and has the advantage of an en-suite shower room. A fantastic feature of this home is the ample storage it provides, with cupboards being located in the kitchen, landing, and WC, as well as having loft storage.

Outside, the front garden is of low maintenance and is laid to lawn with a gravel border, whilst a tarmac driveway provides off-road parking for two vehicles. The rear garden is well maintained and has a well-placed patio area. The majority of the garden is laid to lawn, and is enclosed by timber fencing. 30 Cornwell Crescent is ideal purchase for those looking for a quality property in quiet location and viewing is recommended. The village of Fortrose is popular with both locals and tourists alike. Local amenities include a small supermarket and a number of independent retailers and eateries. It has an active sailing club, a links golf course, secondary schooling, whereas a primary school can be found in the village of Avoch some two miles distant. The area is renowned for its natural beauty, including it's beaches and Chanorny Point, a famed location for dolphin watching, which is withing walking distance.



Lounge



Bathroom



Bedroom Three

Rooms & Dimensions

- Entrance Hallway
- Lounge
Approx 4.22m x 3.51m
- Kitchen/Diner
Approx 5.37m x 3.05m
- WC
Approx 1.49m x 2.19m
- Landing
- Bedroom Three
Approx 3.72m x 2.99m
- Bathroom
Approx 2.05m x 1.99m*
- Bedroom One
Approx 3.15m x 3.32m
- En-Suite Shower Room
Approx 1.67m x 2.10m
- Bedroom Two
Approx 4.24m x 2.40m*
- Garage
Approx 2.99m x 5.94m
- *At widest point

