



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, white goods 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.

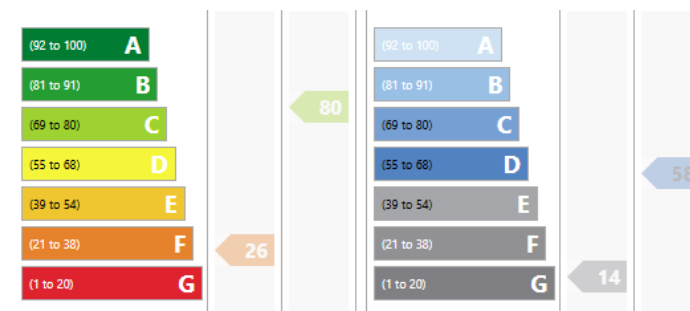
Entry

By mutual agreement.

Home Report

Home Report Valuation - £225,000

A full Home Report is available via Munro & Noble website.



Holmes Cottage, 40 High Street Rosemarkie, Fortrose IV10 8UF

A two/three bedroomed, detached cottage which benefits from double glazed windows, electric heating and off-street parking.

OFFERS OVER £224,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

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Property Overview



Detached Cottage



2/3 Bedrooms



1/2 Receptions



1 Bathroom



Electric



Garden



Driveway

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Bedroom One



Bedroom Two





Lounge



Dining Room

Property Description

Holmes Cottage, is a detached two/three bedroomed cottage, located in the well-sought after village of Rosemarkie, that is within easy commuting distance of the city of Inverness. Occupying a generous plot and benefiting from off-street parking, double glazing and electric heating, this property would suit a variety of potential purchasers including buy-to-let investors, young professionals or those looking for make their first property purchase. The ground floor consists of an entrance hall (with a storage cupboard), a generously sized kitchen/breakfast room, a fully tiled bathroom which is fitted with a WC, a wash hand basin and a bathtub with electric shower over, a spacious dining room (with a feature electric fire set within a wooden surround) and space for a computer area, an inner hall (with a cloakroom cupboard) and completing the downstairs accommodation is a lounge which can also be utilised as a third bedroom and has a storage area. The kitchen/breakfast room is dual aspect, provides plenty of space for informal dining, and comprises wall and base mounted units with worktops, splashback tiling, a pantry/storage cupboard, a 1 1/2 stainless steel sink with mixer tap and drainer, an integrated electric oven and hob with extractor fan over and included in the sale is a dishwasher, a fridge/freezer and a washing machine. On the first floor is a further two double bedrooms and a WC, which can be accessed by both bedrooms. Externally, the garden is laid to lawn with some mature flowers and shrubs, a decking area which is perfect for al-fresco dining and to sit and enjoy the sunshine. Sited here is also a timber shed, which is included in the sale and off-street parking is located to the side elevation. 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 secondary education at the highly regarded Fortrose Academy.

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.89m x 2.58m

Dining Room

Approx 3.93m x 3.24m

Rear Vestibule

Approx 2.48m x 2.16m

Kitchen/Breakfast Room

Approx 2.99m x 3.49m

Bathroom

Approx 2.28m x 1.84m

Landing

Bedroom Two

Approx 2.63m x 3.90m

WC

Approx 1.39m x 2.02m

Bedroom One

Approx 3.21m x 3.92m



Bathroom



WC

