



#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, a dishwasher and a fridge. Some items do furniture may be available.

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

A

#### Viewing

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

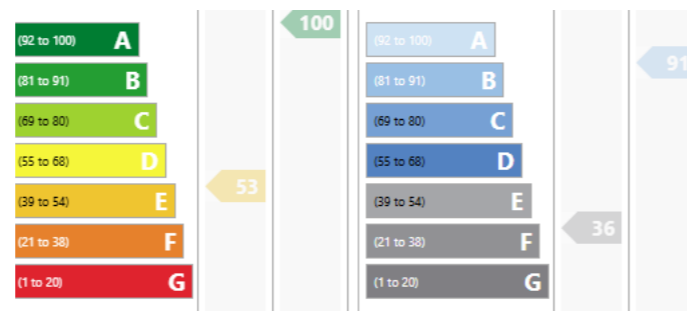
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £165,000

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



### 3 Cromarty Mains Farm Cottages Cromarty IV11 8XS

A two bedroomed mid-terraced cottage in the highly desirable village of Cromarty with spellbinding views from the front and rear elevation.

**OFFERS OVER £163,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

#### Property Overview



**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/Breakfast Room**



**Kitchen/Breakfast Room**



Bedroom One



Bedroom Two





**Property Description**

Situated just outside the peaceful town of Cromarty, 3 Cromarty Mains Farm Cottages is a well-presented two bedroomed, mid-terraced cottage, with double glazing, electric heating and sizeable rear garden grounds. The cottage enjoys uninterrupted views over the surrounding countryside and farmland beyond, and attracts an abundance of wildlife which can be enjoyed. Internally, the accommodation is decorated with a pleasing neutral décor and is spread over two floors, with the ground floor comprising an entrance hall (which is currently being utilised as a dining room), a kitchen/breakfast room, a shower room and a bright and spacious lounge (with feature electric fire set within a wooden surround). The kitchen/breakfast room is fitted with wall and base mounted units with worktops, splashback tiling, and a stainless steel sink with mixer tap and drainer and included in the sale is a washing machine, a dishwasher and a under counter fridge. The modern shower room is fitted with a three piece suite comprising a W/C, a wash hand basin and a shower cubical with electric shower. Upstairs, the accommodation is complete with two double bedrooms both having fitted storage cupboards. Externally, the property has a generous rear garden that is laid to lawn, with a patio area which is perfect for al-fresco dining and is enclosed by timber fencing. Sited here is a timber shed and greenhouse which are included in the sale. To the front elevation is a gravel parking area. Only by viewing can one really appreciate the location of the property, the scale of the accommodation within and the views that can be enjoyed. The picturesque and historic seaport of Cromarty is situated at the North Easterly edge of the Black Isle at the mouth of the Cromarty Firth and offers a tranquil town lifestyle in a beautiful beach side setting. Local amenities in Cromarty include a post office, a doctor's surgery, a primary school and a selection of independent retailers. There is a gym and leisure centre in nearby Fortrose where secondary schooling can also be found. For a wider selection of amenities, the Highland Capital of Inverness is approximately 23 miles away.



**Rooms & Dimensions**

Entrance/Dining Room

Approx 4.44m x 3.91m

Lounge

Approx 4.45m x 3.62m

Kitchen/Breakfast Room

Approx 2.13m x 4.96m

Shower Room

Approx 1.86m x 1.80m

Landing

Bedroom One

Approx 4.06m x 2.98m

Bedroom Two

Approx 3.67m x 3.00m

