

#### Services

Mains, electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a dishwasher.

#### Heating

Oil fired central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

E

#### Viewing

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

#### Entry

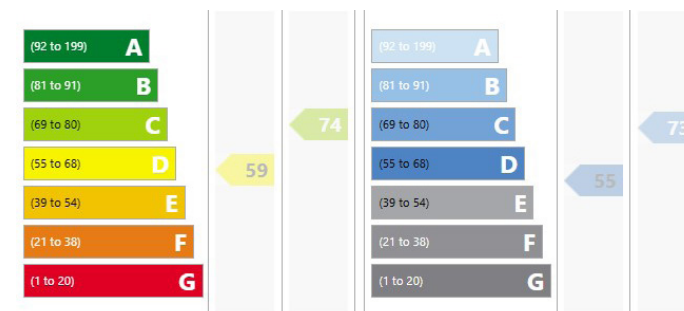
By mutual agreement.

#### Home Report

Home Report Valuation - £440,000

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

Alternatively interested parties can contact the seller directly on - 07484138268 or dchanako@gmail.com



**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.



## Fair Isle, 17 Marine Terrace Rosemarkie IV10 8UL

A three bedroomed detached villa in the well sought after village of Rosemarkie, with stunning views over the Moray Firth.

**OFFERS OVER £440,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview





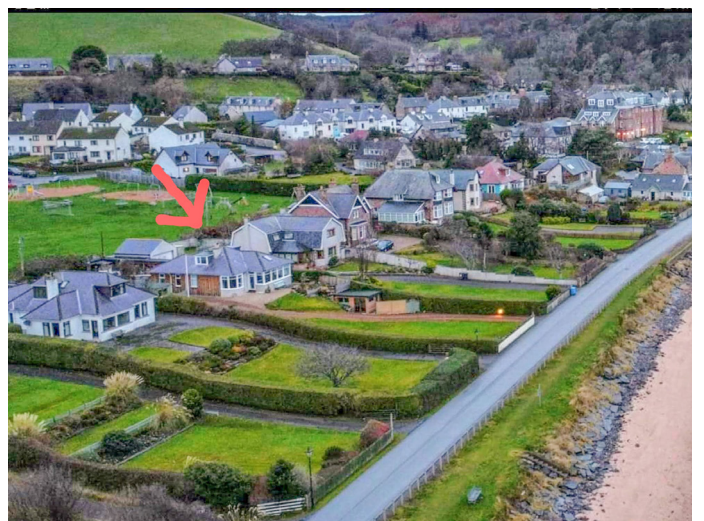
Lounge/Dining Room



Garden Room



Lounge/Dining Room





**Bedroom One**



**Bedroom Two**







#### Property Description

Located on the doorstep of Rosemarkie beach, Fair Isle with commanding and unrestricted view of Chanonry Point is a superb, three bedroomed 1 1/2 story detached villa which occupies an elevated position in the popular village of Rosemarkie. Finished to an exacting standard, the property offers a wealth of features including breathtaking views over the Moray Firth, oil fired central heating, double glazed windows, and has ample storage provisions throughout. The clever use of glazing allows a plethora of natural light throughout the generously proportioned rooms, generating a bright and fresh environment. The elegant, ground floor accommodation comprises an open plan lounge/dining room which is the heart of the home and provides ample space for a dining table and chairs for entertaining. There is a feature wood burning stove set on a tiled hearth within a wooden surround, and a cosy corner nook where views can be enjoyed. The modern and stylish kitchen is fitted with wall and base mounted units with worktops and splashback tiling, along with a sink with mixer tap and drainer. The integrated goods include an electric hob with extractor fan over and an electric oven and included in the sale is a washing machine and dishwasher. The rear porch doubles as a handy utility area, and off this can be found a WC, and a study, ideal for professionals working from home. The hallway gives access to a storage cupboard, a shower room, two double bedrooms, with the principal benefiting from an en-suite shower room and a fitted wardrobe. The shower room and en-suite are both fitted with a WC, a wash hand basin and a shower cubical with electric shower. Upstairs, there is a landing area off which has a bathroom comprising a WC, a wash hand basin set within a vanity unit, and a deep soak bathtub with shower over and a dual aspect double bedroom with a storage cupboard, that also gives access to the loft room. Outdoors, the garden to the front elevation is predominantly laid to lawn with mature flower beds and hosts a decking area perfectly positioned to enjoy the sunshine. Further to this is a driveway which leads to the rear elevation and provides parking for several vehicles. The fantastic garden room is fully fitted with power, lighting and has a useful shower room with WC. The rear elevation has a lawn area, a large timber shed which is currently being utilised as a workshop and a car port. There is also a licenced private mooring in front of the property. This property would suit families, young professionals, or a retired couple and early viewing is highly recommended to appreciate the fantastic accommodation on offer as well as the size of the plot it occupies. The scenic 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.



#### Rooms & Dimensions

Lounge/Dining Room  
Approx 6.89m x 8.42m\*

Kitchen  
Approx 5.28m x 3.06m\*

Rear Porch/Utility Area  
Approx 1.48m x 2.93m

Study  
Approx 2.23m x 4.39m

WC  
Approx 0.96m x 1.29m

Hallway

Bedroom Two  
Approx 2.77m x 3.90m

Shower Room  
Approx 1.71m x 2.66m

Bedroom One  
Approx 2.74m x 4.08m\*

En-Suite Shower Room  
Approx 1.16m x 2.74m

Landing

Bathroom  
Approx 2.22m x 2.02m

Bedroom Three  
Approx 6.29m x 3.43m\*

Loft Room  
Approx 3.51m x 4.35m\*

Garden Room  
Approx 3.18m x 5.33m

Shower Room  
Approx 2.50m x 2.92m

\*At widest point