



4 George Street, Avoch, IV9 8PU

Offers over £180,000



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CURTIS 
McKINNELL
ESTATE AGENTS



Offers over £180,000

4 George Street

Avoch, IV9 8PU

- THREE STOREY COTTAGE
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- OIL FIRED HEATING
- WALING DISTANCE TO AMENITIES
- FOUR BEDROOMS
- TWO KITCHENS
- OPEN FIRE PLACES
- REAR COURT YARD
- VIEWING HIGHLY RECOMMENDED

An opportunity to purchase a three storey fisherman's cottage located in the popular village of Avoch on the Black Isle. The property offers many pleasing features including two kitchens, two bathrooms, four bedrooms and two reception rooms. The cottage also benefits from oil fired central heating, open fire places and a rear courtyard garden. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a character property within walking distance of local amenities and the sea front. Viewing is highly recommended to fully appreciate the character and potential.

Gardens

The rear courtyard garden has gated access, a small decked area, paving and is enclosed by stone walling.



ACCOMMODATION - GROUND FLOOR

LOUNGE	14'8" x 14'10" (4.48m x 4.53m)
DINING ROOM	14'9" x 14'7" (4.50m x 4.47m)
KITCHEN	14'6" x 14'9" (4.44m x 4.52m)
BEDROOM	11'7" x 10'0" (3.55m x 3.05m)
BATHROOM	9'8" x 5'3" (2.96m x 1.62m)

ACCOMMODATION - FIRST FLOOR

LOUNGE	15'1" x 14'9" (4.61m x 4.51m)
KITCHEN/DINER	14'11" x 14'3" (4.55m x 4.35m)
BATHROOM	11'7" x 5'5" (3.55m x 1.67m)

ACCOMMODATION - SECOND FLOOR

BEDROOM ONE	15'0" x 11'4" (4.58m x 3.46m)
BEDROOM TWO	10'0" x 14'9" (3.05m x 4.50m)



Location

The cottage is located in the popular village of Avoch on the Blackisle which is approximately 12 miles from the Highland capital of Inverness. Local amenities within walking distance include a Scotmid Shop, take away restaurants, a coffee shop, hotel, marina, tennis courts, play park and a primary school. Further amenities can be found in Fortrose and include a butchers, bakers, co-op, public house, restaurants, sailing club and a 18 hole golf course. There is a bus service to Inverness and Dingwall where there is a more comprehensive range of amenities.

Council Tax Band: C

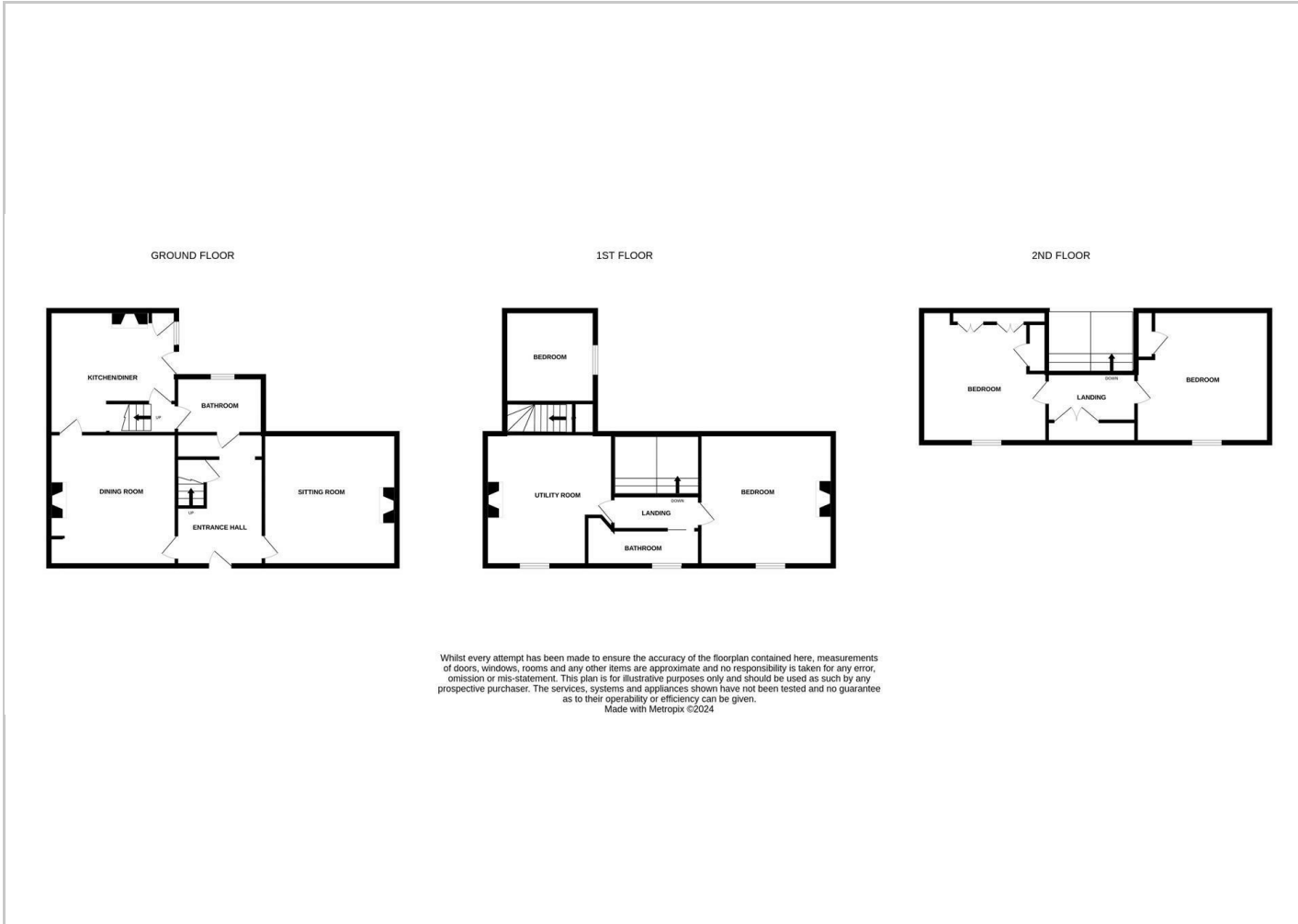
Services: Mains electricity, water and drainage.

Entry: By mutual agreement.





Floor Plans



First floor Kitchen



Location Map



Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Performance Graph

