



Torwood, 16 Greenside Ave, Rosemarkie IV10 8XA

Four Bedroom Detached Property Situated in a Quiet Cul-De-Sac in the Popular Village of Rosemarkie

- Hallway
- Kitchen
- 4 Bedrooms (1 En-Suite)
- Garage
- Oil Fired Central Heating
- Lounge
- Dining Room
- Family Bathroom
- Double Glazing
- EPC Band - D





DESCRIPTION

This detached villa provides deceptively spacious accommodation and represents an ideal family home or would equally suit those looking to downsize. In excellent order throughout, the property benefits from double glazing and oil fired central heating. Located in a desirable development and enjoying a cul-de-sac location, this property is just a 5 minute walk from the beach. The property affords views from the lounge and first floor bedrooms across the Moray Firth to Fort George and beyond. The accommodation is laid out over two floors, the ground floor leads from the hallway and gives access to the principal rooms. The double aspect lounge boasts lovely views and leads through to a more formal dining room. The well equipped kitchen provides ample room for informal dining and leads to the utility room and handy cloakroom. There are two bedrooms located on this floor with one enjoying en-suite facilities. The carpeted staircase rises to the upper level where the further two bedrooms and modern bathroom are located. The enclosed garden is well laid out with a drive way to the side of the property which provides ample space for off-street parking and leads to the single garage. Viewing of this property comes highly recommended for those looking for a lovely home in village surroundings but within an easy commute of Inverness city.





LOCATION

Rosemarkie has much to offer including beach walks, hill walking, bird watching and the Moray Firth bottlenose dolphins can often be spotted with better views of them being obtained from Chanorny Point. Primary school children attend Avoch Primary School (bus service provided) with older children attending the acclaimed Fortrose Academy. Rosemarkie offers local amenities that include a convenience store, butcher, restaurants, baker and a selection of bespoke shops. There are more amenities including a doctor's surgery at nearby Fortrose. Inverness, approximately 16 miles away, to which there is a regular bus service, offers extensive shopping, entertainment and leisure activities with excellent road and rail links to the South and beyond.

DIRECTIONS

From Inverness take the A9 road north across the Kessock Bridge. Approximately 2 miles after the bridge, take the B9161 to the right, signposted Munloch/Cromarty. Travel through Munloch and at the T-junction turn right and follow the road through Avoch and through Fortrose. Continue on this road into Rosemarkie and when you come into the village, take the first right turn which will lead into Greenside Avenue and the property is located in a cul-de-sac further along on the right hand side.

ENTRANCE HALLWAY

7.81m x 2.36m (widest points)

Half glazed UPVC outer door with glazed side panel leads into the hallway. Under stair storage cupboard. Doors lead to the lounge, dining room, kitchen and two bedrooms.

LOUNGE

4.62m x 3.30m

A bright front facing room which has fabulous open views across farm land to the Moray Firth and beyond with access leading into the dining room.

DINING ROOM

3.97m x 2.98m

Ideal venue with ample space for both formal and informal dining. Window to the side and door leading to the hallway.

KITCHEN

4.12m x 3.80m

A well equipped kitchen fitted with a good selection of both base and wall mounted units incorporating a one and a half bowl sink and drainer with complementary tiling to splash back. Ample room for a large table and chairs. Electric hob with extractor hood above and built in oven and grill. Fridge and dishwasher included in the sale. Door leads through to the utility room.

UTILITY ROOM

2.88m x 1.48m

Stainless steel sink with base unit and shelving. Washing machine and under counter fridge included in the sale. The boiler and fuse box are located in the utility room. Window to the side and doors to both the cloakroom and rear garden.

CLOAKROOM

1.47m x 1.17m

Privacy glazed window to the side. Wash hand basin with tiled splash back. Wc. Radiator.

BEDROOM 1 (MASTER)

4.08m x 3.96m

A bright room with double aspect windows to the front and side. Door to en-suite shower room.

EN-SUITE

3.01m x 1.35m

This modern en-suite has been fitted with WC, sink with vanity unit and a walk in shower cubicle fitted with a mains fed shower to include two shower heads. Mirror with glass shelf and a ladder style radiator.

BEDROOM 2

3.56m x 3.03m

Window to the rear. Space for wardrobe which is currently fitted with bookshelves.

UPPER LANDING

2.40m x 2.02m

Carpeted stairs lead to the first floor landing. Two velux windows allow plenty of natural light. Storage cupboard. Doors to bedrooms and bathroom.

BEDROOM 3

4.58m x 3.98m

A bright room with double aspect windows to the front and side. Built in double storage facilities which include a hanging rail and shelf.

BEDROOM 4

4.58m x 3.93m

Another bright room with double aspect windows to the front and side along with two built in cupboards, one is shelved and the other has hanging rail and shelf.



BATHROOM

2.15m x 2.01m

The bathroom comprises 3 piece suite in white with mains fed shower over bath which includes two shower heads. There is a glass shower screen and ladder style radiator.

GARAGE

3.30m x 5.28m

Up and over door. Power, light and water. Window to the rear and wooden access door to the side.

GARDENS

The enclosed front garden of the property is laid to lawn with a selection of mature plants and shrubs. The rear garden of the property which is also fully enclosed, again is laid to lawn with a good selection of plants, trees and shrubs. An small area has been paved and provides an ideal space to sit in tranquil surroundings but also is a good space to provide al-fresco dining and entertaining. An oil tank is discreetly located behind the garage.

The driveway leading to the detached garage is set to the side of the property and provides parking for parking for residents and visitors alike. There is access to the garden from here through a side gate.

HEATING

This property benefits from oil fired gas central heating.

GLAZING

This property benefits from double glazing.

EXTRAS

Fitted floor coverings, light fittings, curtains, blinds, hob, oven and grill, wall mounted television. Other items available by separate negotiation.

COUNCIL TAX

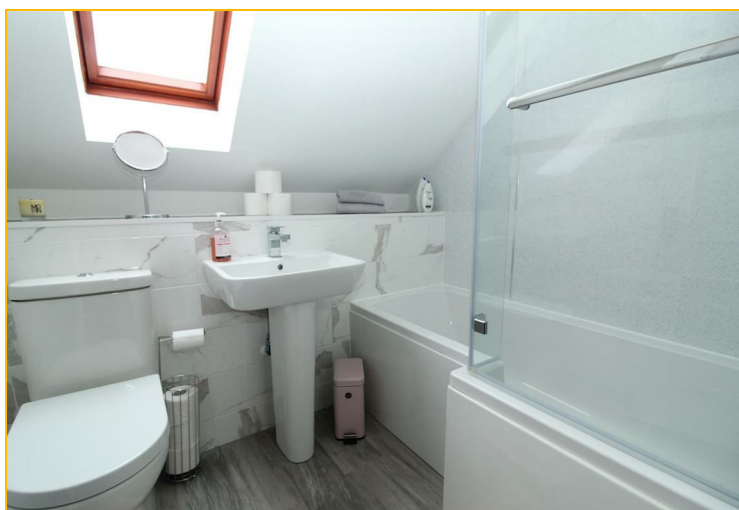
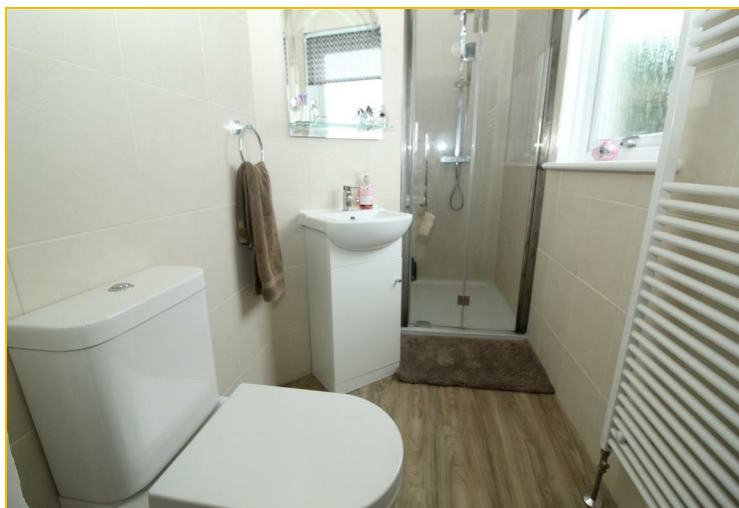
The current council tax on this property is Band F. You should be aware that this may be subject to change upon the sale of this property.

SERVICES

The property benefits from mains water and electricity. Drainage is to the public sewer.

ENTRY

By mutual agreement.





VIEWING

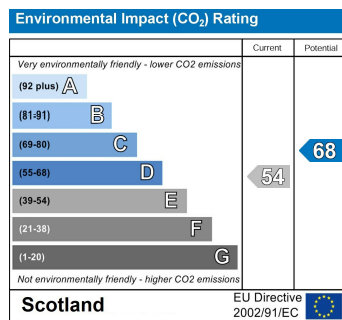
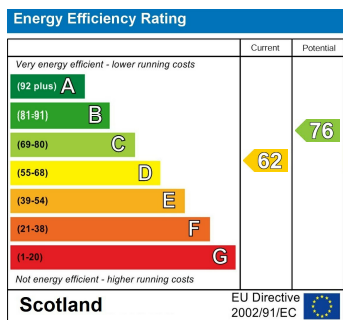
Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view.

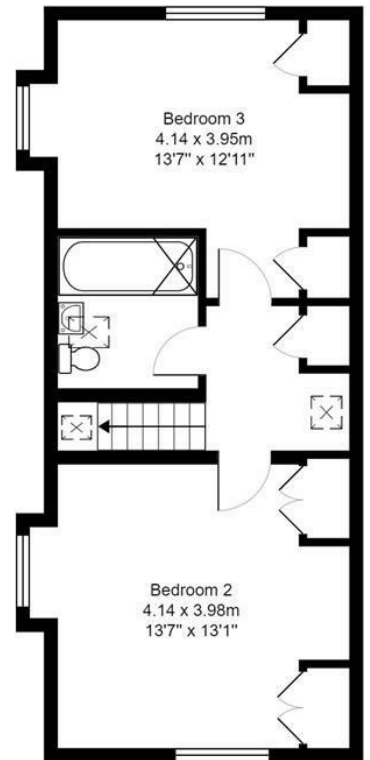
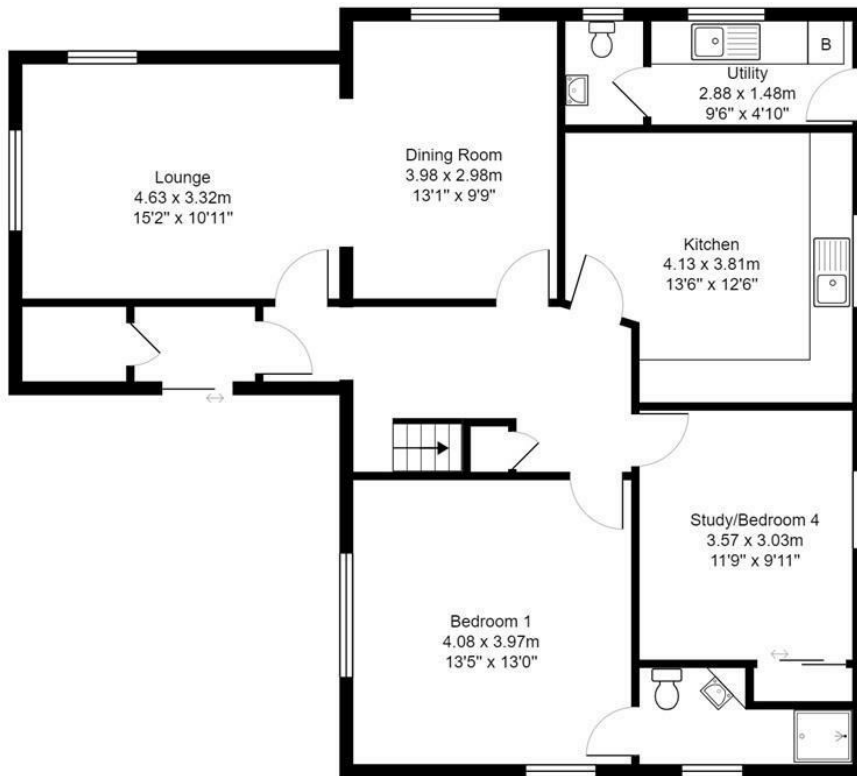
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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

