



Fairmede, Station Road, Avoch IV9 8RW

Spacious Detached 4 Bedroom Villa set In Extensive Garden Grounds with Garage and Large Outbuilding

- Lounge
- Kitchen/Diner
- Dining Room
- WC
- 4 Bedrooms
- Bathroom
- Oil Central Heating
- Large Detached Outbuilding
- Large Garden Grounds
- EPC Band - E





DESCRIPTION

Fairmede is a spacious, detached villa set in large garden grounds, extending to approximately 1.34 acres, offering a high degree of privacy. The rooms are well proportioned with large kitchen allowing ample room for table and chairs, with separate dining room providing for more formal occasions. The lounge runs the width of the property with open fireplace providing a cosy focal point and windows to rear and side and bay window overlooking the garden at the front. There is a handy, good sized wc on the ground floor and the property is approached to the rear via a porch/utility room. The upper floor is bright and airy with four bedrooms and a family bathroom and appreciates a pleasant aspect across the garden to hills beyond. Benefiting from oil central heating and a mixture of double, single and secondary glazing, the property comes complete with an attached garage and separate detached store, which has excellent development potential (subject to Local Authority consent).

Whilst this property would benefit from modernisation, it enjoys large garden grounds with superb potential for expansion and really must be seen to be appreciated.





LOCATION

The property is situated on the periphery of the picturesque fishing village of Avoch, on the Black Isle, approximately 13 miles north east of Inverness. Local amenities include shops, hotel, hot food take-aways and marina - all within easy walking distance. There is a primary school in Avoch, whilst secondary pupils would attend Fortrose Academy and are transported daily by bus. Nature lovers will enjoy the regular sightings of dolphins, seals and otters, with the Moray Firth a short walk away. The village of Fortrose is just over 2 miles away and offers an excellent range of shops and services, including butcher and bakeries, supermarket, tea rooms/cafes and restaurants, sailing club and 18 hole golf course.

DIRECTIONS

From Inverness travel across the Kessock Bridge, turning right at the signpost for Munloch. Follow the road through Munloch and turn right at the T-junction following the signs for the village of Avoch. On the outskirts of the village, take the turning to the left into Station Road and Fairmede is the first property on the right hand side.

HALL

The property is accessed to the rear of the building and a pathway around the house leads to the front door with glass panel, and glazed side panels,

opening to the hallway. Parquet wooden flooring. Doors to the lounge, kitchen, dining room, wc and rear porch. Door to under-stairs cupboard with electric consumer unit and meter.

LOUNGE

5.46m x 3.61m longest/widest points excluding bay
The triple aspect lounge runs the width of the property with windows to rear and side and bay window to the front appreciating a private aspect over the garden. The open fireplace with wooden mantel provides a cosy focal point. Parquet wooden flooring. Television aerial point.

KITCHEN

4.48m x 3.56m
The well proportioned kitchen is fitted with wood fronted base and wall units incorporating stainless steel sink with double drainer. Rayburn Royal stove (not currently operational), electric cooker, dishwasher and fridge freezer included in the sale. Ample space for table and chairs. Sliding glass door to the dining room.

DINING ROOM

4.54mx 3.60m
Set with window to the rear, looking over the garden, this is a spacious formal dining room with hanging light. Doors to hall and kitchen.

WC

2.63m x 1.76m

Fitted with a wc and wash hand basin, this room has space to accommodate a shower cubicle if required. Wall mounted mirrored cabinet and further wall cabinet with wooden doors. Opaque glazed panel to the rear porch. Wall mounted coat hooks.

REAR PORCH

3.70m x 2.28m

Fitted with base units with work surface and washing machine. Windows to rear and side. Floor mounted heating boiler. Door with glazed panels to garden.

LANDING

The carpeted staircase leads from the ground floor hallway up the the first floor landing. Doors to the bedrooms and bathroom. Hatch with pull-down ladder to the large loft area.

BEDROOM

5.51m x 3.05m x widens to 3.64m

This is a double aspect room with windows to front and rear appreciating outlook to the garden grounds and beyond. Fitted double wardrobe with hanging rail and shelving. Telephone point.

BEDROOM

3.90m x 2.87m

Set with window to the front, this another double bedroom with door to cupboard with shelving housing the hot water tank and further door to fitted wardrobe with hanging rail and shelving. Recessed vanity area with lighting above.

BEDROOM

4.33m x 2.55m longest/widest points

Set with window to the side this is another double room appreciating viewing across the garden to hill beyond. Double sliding to fitted wardrobe with hanging rail and shelf with further storage above. Vanity area with low level shelved cupboard below.

BEDROOM

3.17m x 2.59m

Set with window to the rear looking over the garden grounds this is a smaller double bedroom.

BATHROOM

3.06m x 1.78m

Fitted with a lilac coloured suite incorporating bath with shower, curtain and rail above, wc and wash hand basin. Radiator and towel warmer. Opaque double glazed window to rear. Wall mounted mirror. Wall mounted cabinet with mirrored door. High level wall mounted electric heater.



POTTING SHED

Set to the side of the property at the front is a potting shed which is accessed via a sliding door from the garden and has a pedestrian door accessing the garage.

GARAGE

5.24m x 4.06m approx

Up and over door to front and window to side.

Power and light. Door to potting shed to the rear.

LARGE DETACHED STORE

Set to the rear of the property, this large detached store/garage/workshop provides excellent storage and offers excellent development potential, subject to local Authority consent.

ROOM 1

7.85m x 5.94m approx

Up and over door to the front and pedestrian door (not currently in use) to the rear. Windows to either side. Power and light. Steps up to door accessing room 2.

ROOM 2

7.97m x 5.53m approx

Windows to front, side and rear. Up and over door to the side. Power and light. Ladder access to a floored loft space with windows to either side.

GARDEN

Mainly laid to grass with an abundance of mature trees, bushes and flowers planted, this large garden extends to approximately 1.34 acres and offers a high degree of privacy. Rotary clothes dryer. Coal bunker. Water tap. Tarred driveway offering excellent off road parking. A section of garden may be suitable as a building plot, but this would be subject to Local Authority consent.

HEATING

This property benefits from oil central heating.

GLAZING

This property benefits from a combination of double, single and secondary glazing.

EXTRAS

The fitted floor coverings, curtains and blinds, electric cooker, dishwasher, fridge freezer, washing machine are including in the sale price. Some of the contents may be available, subject to negotiation.

COUNCIL TAX

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

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. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

EMAIL

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HSPC REFERENCE

60797



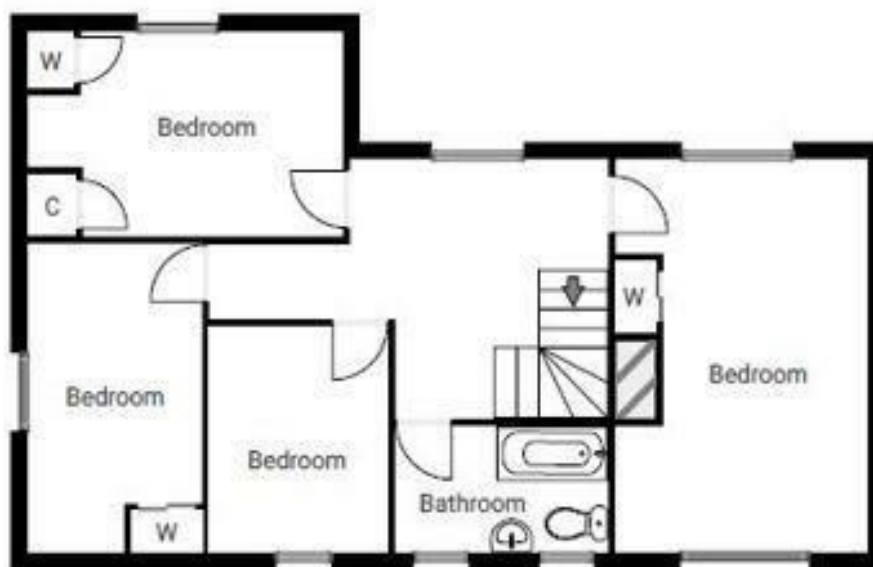
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(39-54) E	45
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	
EU Directive 2002/91/EC	





Ground Floor



First Floor



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