



Braefield, Courthill Road, ROSEMARKIE, IV10 8UE

Offers Over £430,000

REF: 61011





description

Braefield is a substantial, individually designed, five bedroom, detached villa located in the highly popular Black Isle village of Rosemarkie, within easy walking distance of all the excellent village facilities. The property benefits from hardwood double glazing, oil heating complemented by an open fire in the lounge and comes with approx. 0.25 acres of land, offering potential for further development given the necessary planning consents or equestrian pursuits. With ample storage and well-proportioned rooms, Braefield represents a very comfortable family home for those looking for a quiet, village lifestyle with nearby City facilities or equally offers ideal B&B potential.

Viewing is highly recommended to fully appreciate the extent of the living space on offer and the enviable location.

The accommodation consists of: a welcoming hallway with large walk-in storage cupboard, stairway with attractive glass gable leading to the upper floor and under stair storage area which is currently utilised as a reading nook; a shower room with a mains powered shower enclosure, wash hand basin and WC; a spacious, double-aspect lounge with open fire set in a wooden surround proving a welcoming focal point and views onto the garden; a ground floor, double-aspect bedroom; a generous kitchen/diner with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, dishwasher, integrated fridge, electric cooker, hob, extractor fan, space for fridge freezer, ample room for dining and views across the countryside; a double-aspect dining room, also benefiting from countryside views; a modern utility room with base and wall mounted units, complementary worktops and splashback, washing machine, tumble dryer, boiler and access to the garden; a cloakroom comprising a wash hand basin and WC.

On the upper floor; landing giving access to the attic; a generous, double-aspect master bedroom with lovely views towards to the Moray Firth, along with en-suite facilities comprising a large walk-in mains powered shower, corner bath, vanity unit with wash hand basin and WC; three further bedrooms, two with fitted storage; a family bathroom comprising a corner bath with electric powered shower, wash hand basin and WC; a further shower room with mains powered shower enclosure, wash hand basin and WC.

The property sits in a generous, well-established, wraparound garden, which is mainly laid to lawn and well-stocked with a good selection of mature plants, shrubs and trees. A large, gravelled driveway provides ample off-street parking for several cars. The property also benefits from a summer house with power/light, field shelter/log store and a large, detached, double garage with up and over doors, power/light, rear stable door and ladder giving access to the upper floor area providing ample, additional storage space.

A gate to the side of the property leads to the additional land which is fully fenced off with further gate access onto Courthill Road.

The village of Rosemarkie offers an excellent range of facilities including a general store which caters adequately for daily requirements, along with a beach cafe, restaurant, pub and golf course. The area is a highly popular tourist destination and has an excellent range of outdoor activities available on your doorstep along with some stunning beaches. Additional facilities can be found in the nearby village of Fortrose along with dolphin spotting at Chanonry Point. Education is provided at Avoch Primary School or the highly acclaimed Fortrose Academy, both of which are close by. A regular bus service to and from Inverness City is also routed close by.

Inverness, the main business and commercial centre in the Highlands, is a short commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Kitchen/Diner **4.82m x 4.27m (15'9 x 14'0)**
Lounge **5.57m x 5.49m (18'3 x 18'0)**
Dining Room **4.27m x 3.54m (14'0 x 11'6)**
Master Bedroom **4.96m x 3.93m (16'3 x 12'11)**
En-suite **4.94m x 1.54m (16'2 x 5'0)**
Bedroom 2 **4.31m x 2.74m (14'2 x 9'0)**
Bedroom 3 **3.28m x 2.73m (10'9 x 8'11)**

Bedroom 4 **3.55m x 2.30m (11'8 x 7'6)**
Bedroom 5 **3.59m x 3.12m (11'9 x 10'3)**
Bathroom **3.56m x 2.29m (11'8 x 7'6)**
Shower Room **2.33m x 1.38m (7'8 x 4'6)**
Shower Room 2 **1.86m x 1.58m (6'0 x 5'2)**
Utility **3.59m x 3.10m (11'9 x 10'2)**
WC **1.53m x 0.98m (5'0 x 3'3)**







General

All floor coverings, light fittings, blinds, curtains, integrated appliances, dishwasher, washing machine, tumble dryer and summer house are included in the asking price. Additional items of furniture may be made available at separate negotiation.

Services

Mains water, drainage and electricity. Oil tank.

Council Tax

Council Tax Band G

EPC Rating

D

Post Code

IV10 8UE

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/EB/HINC2/3

Price

Offers Over £430,000

Directions

From Inverness travelling North on the A9, take the signpost on the left for Munloch and follow the signs for Avoch & Fortrose. Continue through Fortrose and follow the road through to Rosemarkie. Turn first left onto Courthill Road and the property and land are first on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



