



67 Feddon Hill, FORTROSE, IV10 8SP

Offers Over £195,000

REF: 61058





Situated in the charming village of Fortrose, this two-bedroom detached bungalow is close to excellent facilities and occupies an elevated position enjoying views across the Moray Firth and hills beyond. In good condition throughout, the property benefits from double glazing and off-street parking.

Viewing is highly recommended for one to fully appreciate this delightful property and stunning views on offer.

The accommodation consists of: an entrance vestibule; an L-shaped hall with large storage cupboard and access to the partially floored attic space; a generous, double-aspect lounge with an attractive electric fire providing a welcoming focal point and ample room for dining; sunroom where one can sit and take full advantage of the stunning views; a well-appointed kitchen with a good selection of base and wall mounted units, complimentary tiling to splashback, freestanding cooker, washing machine, fridge freezer and door giving access to the rear garden; two good sized bedrooms, one with fitted storage; bathroom comprising a wash hand basin, wc and bath with electric powered shower over.

The front garden of the property has a raised bed area with a good selection of plants and shrubs. A tarmac driveway to the side of the property leads to the single garage with up-and-over door providing off-street parking. The private garden to the rear of the property is fully enclosed, mainly laid to lawn with a lovely selection of mature plants and shrubs. A paved patio area provides an ideal venue for al-fresco dining and entertaining or an ideal area to sit and enjoy the views. There is also a garden shed and rotary clothes dryer.

The village of Fortrose offers a good range of facilities including: a general store, local bakery, Post Office, chemist, sports centre, Library, retail outlets, along with a good selection of restaurants and cafes. The area is renowned for its beautiful clean beaches and home to a pod of bottle-nosed dolphins. The highly acclaimed Fortrose Academy is a short walk away and primary education is provided at Avoch Primary School.

Inverness, the main business and commercial centre of the Highlands, offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.

<b>Entrance Vestibule</b>	<b>1.14m x 1.00m (3'9 x 3'3)</b>	<b>Sunroom</b>	<b>2.86m x 2.34m (9'5 x 7'8)</b>
<b>Hall</b>	<b>3.79m x 2.15m (12'5 x 7'0)</b>	<b>Master Bedroom</b>	<b>3.10m x 3.09m (10'2 x 10'2)</b>
<b>Kitchen</b>	<b>3.71m x 3.10m (12'2 x 10'2)</b>	<b>Bedroom 2</b>	<b>3.28m x 2.40m (10'9 x 7'9)</b>
<b>Lounge</b>	<b>6.58m x 3.51m (21'6 x 11'6)</b>	<b>Bathroom</b>	<b>2.39m x 1.50m (7'9 x 4'11)</b>



**General**

All floor coverings, light fittings, blinds, curtains, cooker, fridge freezer and washing machine are included in the asking price.

**Services**

Mains water, drainage and electricity.

**Council Tax**

Council Tax Band D

**EPC Rating**

E

**Post Code**

IV10 8SP

**Entry**

By mutual agreement.

**Viewing**

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

**Reference**

TS/EB/VALE16/1

**Price**

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**Directions**

From Inverness travelling North on the A9, take the signpost on the left for Munloch and follow the signs for Avoch & Fortrose. Continue along Fortrose High Street, eventually turning left onto Church Street. Continue up the hill and turn left into Feddon hill. Take the first left again and the property is located 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.

