25 Wester Links, Fortrose, IV10 8RZ

Offers Over £235,000

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- 3 bedroom detached bungalow in desirable location
- Sought after Fortrose Academy catchment area
- Lounge, open plan kitchen/diner, 3 bedrooms, wetroom and WC
- Private driveway, garage and matured garden
- Please note that this property is of non-standard construction.
- EPC band E

3

2

2

E

Fantastic opportunity to acquire this detached bungalow in Fortrose. Offering flexible, single-level accommodation with disability access throughout, this property would suit a wide range of buyers. The spacious lounge leads through to an open plan kitchen/diner, which benefits from ample wall and base mounted units. The kitchen is well equipped, with an integrated electric hob, double electric oven and extractor, along with a free-standing fridge/freezer, washing machine and dishwasher. There are 3 bedrooms, two of which are doubles with fitted storage, the third is a single, currently used as a home office. A wetroom and separate WC complete the accommodation. There is gas central heating and double glazing throughout. Outside, the property benefits from private front and rear gardens, along with a private driveway and garage.

Please note that this property is of non-standard construction. Prospective purchasers are advised to check with their mortgage lender and/or financial adviser regarding mortgage availability and lending criteria before proceeding with an offer.

Location: The property is located in the picturesque village of Fortrose on the Black Isle. There is a variety of local amenities including a supermarket, medical centre, pharmacy, butcher, bakers, as well as a number of coffee shops, restaurants and a hotel. Secondary schooling is located close-by at the highly regarded Fortrose Academy and Primary schooling is provided at nearby Avoch Primary School, to which a school bus operates. Nearby is the sailing club at Fortrose Harbour, the historical ruins of Fortrose Cathedral, a Leisure Centre, an 18-hole golf course, Chanonry Point, Rosemarkie Beach and the Fairy Glen. Inverness is just over 13 miles away and offers an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness Airport is an approximate 40 minute drive away and Inverness has excellent transport links to the north and south.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, double electric oven and extractor aswell as free standing fridge/freezer, washing machine and dishwasher.

Services: LPG gas, Mains electricity, water and drainage. Telephone and broadband.

Council Tax: Band D

Tenure: Freehold

Floor area: 97m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge
23'6" x 11'3" (7.17 x 3.45)

Kitchen/Diner
23'2" x 9'8" (7.07 x 2.97)

Shower Room
6'11" x 8'3" (2.13 x 2.52)

Bedroom 1
11'7" x 11'7" (3.55 x 3.55)

Bedroom 2
11'7" x 9'9" (3.54 x 2.98)

Bedroom 3
9'6" x 7'7" (2.90 x 2.32)

WC
3'11" x 6'1" (1.21 x 1.86)

WEEKEND SPOTLIGHT

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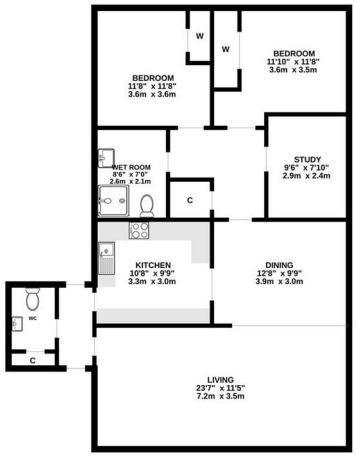
GROUND FLOOR



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