

St Katherine's Cottage, 8 Castle Street, Fortrose, Black Isle IV10 8TH

Offers Over £325,000



**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public





Rarely available detached bungalow set in enclosed garden grounds in the centre of the pretty town of Fortrose. Accommodation: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen/ Diner, Utility Room, 3 Bedrooms (1 En-suite), Bathroom and WC. Extensive attic provides generous storage. Bright spacious rooms, excellent storage and a flexible layout. Double glazed and oil fired central heating. Cottage-style property with a bright spacious living/dining area. Well maintained enclosed gardens with a variety of plants and shrubs. A gated driveway leads up to an adjoining garage and provides generous parking. All carpets, light fittings and curtains are included. Ideal for a number of purchasers and viewing is highly recommended.



Fortrose has a vibrant feel with stunning coastal views, historic charm and a friendly community. There is a doctor's surgery and a variety of local shops including a supermarket, pharmacy, butcher, bakers, gift shops as well as a number of coffee shops, restaurants and a hotel. The highly regarded Fortrose Academy is a stroll away and primary schooling is provided at nearby Avoch Primary School, to which a school bus operates. There is a popular sailing club at Fortrose Harbour, a Leisure Centre, and a scenic 18-hole golf course. Dolphin watching at Chanonry Point, Rosemarkie Beach and the Fairy Glen are all close by. The ruins of Fortrose Cathedral dating back to the 13th century can be found in the centre of the town. The Highland city of Inverness is approximately 13 miles away with a further choice of shopping, leisure and recreational activities. Inverness Airport is an approximate 40 minute drive away.



**Entrance Vestibule:** 1.81m x 1.53m

Entered via a wooden door with a glazed panel and window to the side. Large double cupboard with shelving and hanging rail also stores the fuse and alarm boxes. Glazed door to hall.

**Hall:**

Spacious hall with double cupboard providing excellent storage. Further cupboard stores the hot water tank. Feature illuminated alcove. Hatch with ladder to the substantial attic which is partially floored and has light. Radiator.

**Living Room:** 5.88m x 4.63m

Substantial reception room with patio doors to the front and further glazed door and arched window to the side of the property. Marble fireplace with wooden surround with electric fire in situ. Two radiators. Open archway through to...

**Dining Room:** 3.67m x 2.90m

Accessed from the kitchen and the living room. A spacious room ideal for dining or for use as a home office. Window to the side. Radiator.

**Kitchen/Diner:** 4.61m x 2.90m

Fitted kitchen with wall and floor mounted units providing excellent storage and work surfaces. Stainless steel 1½ sink and drainer. Integral Prestige electric double oven and gas hob with extractor over. Space for appliances and ample room for informal dining. Radiator.

**Utility Room:** 2.90m x 1.70m

Practical room with floor and wall mounted units providing storage and work surfaces. Stainless steel sink/drainer and plumbed for washing machine. External Upvc door with glazed panel opens to the side of the property. Wooden pulley. Access hatch to the sub-floor space which has been used for wine storage.

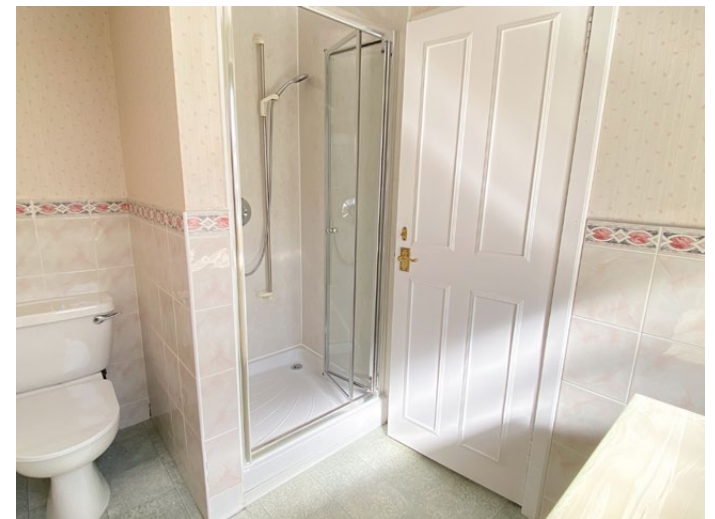
**WC:** 2.02m x 0.91m

With WC and wash hand basin. Extractor fan and radiator.

**Bedroom 1:** 4.14m x 3.59m

Large bright room with cottage-style windows overlooking the front garden. Wall of mirror-fronted wardrobes provide generous storage and further shelved cupboard. Radiator.





### **En-Suite Shower Room: 2.56m x 1.76m**

Light room with WC, wash hand basin set in a vanity unit and shower with wet wall panels. Cottage-style window to the front and extractor fan. Shaver light. Tiled to half-height. Towel radiator.

### **Bedroom 2: 3.54m x 3.00m**

Bright bedroom situated at the rear of the property. Large walk-in cupboard with light, shelving and hanging rail. Further wardrobe provides additional storage. Radiator.

### **Bedroom 3: 3.00m x 2.81m**

Situated at the rear of the house. Built-in wardrobe with top shelf and hanging rail. Radiator.

### **Bathroom: 3.00m x 1.80m**

With WC, wash hand basin in a vanity unit and bath with shower taps. The bath area is fully tiled. Shaver light, mirror and extractor fan. Window to the rear. Towel radiator.

### **Garage:**

A gated gravel driveway leads up to the adjoining garage with electric roller door to the front, window and pedestrian door to the rear. Concrete floor, power and light. Fitted shelving and storage.

### **Gardens**

St Katherine's Cottage is surround by a large tranquil garden with well-stocked flower borders and grassed areas. Sunny patio to the front of the property, ideal for outdoor socializing. A paved path leads round the property. External lights and tap. Wooden shed.

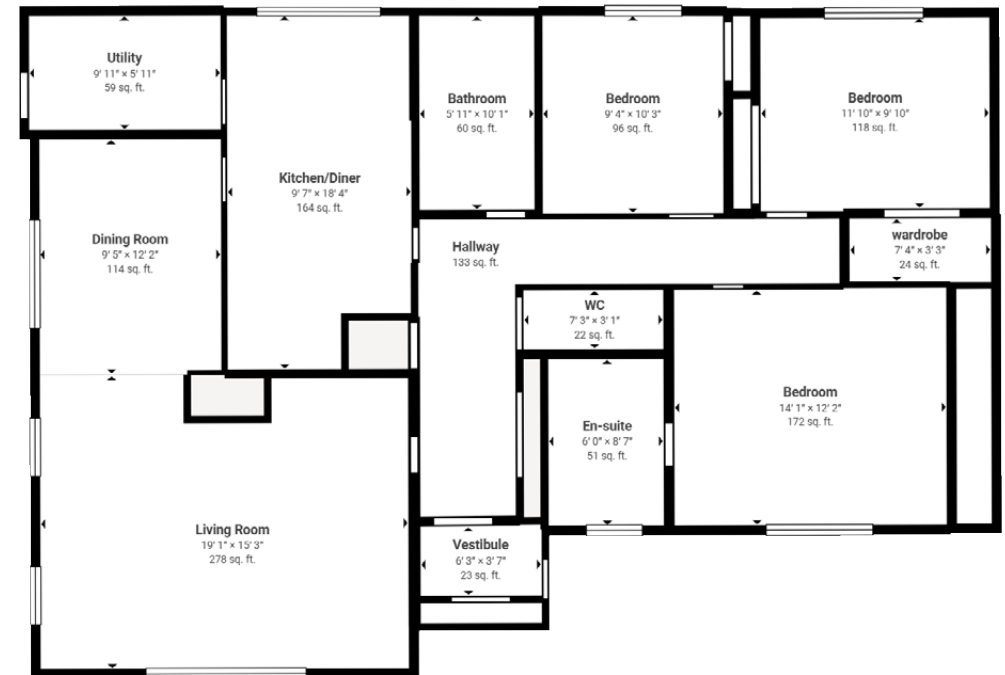
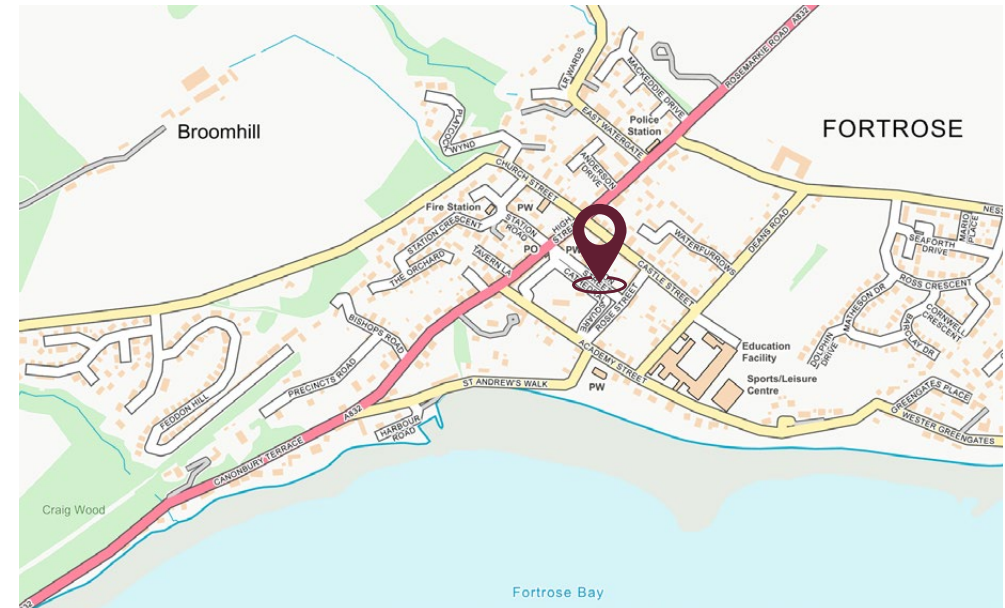
### **Viewing:**

Please contact the Selling Agents.

### **EPC Rating: D**

### **Location:**

<https://w3w.co/cricket.folds.putts>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. 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 of what is included with the sale.



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