

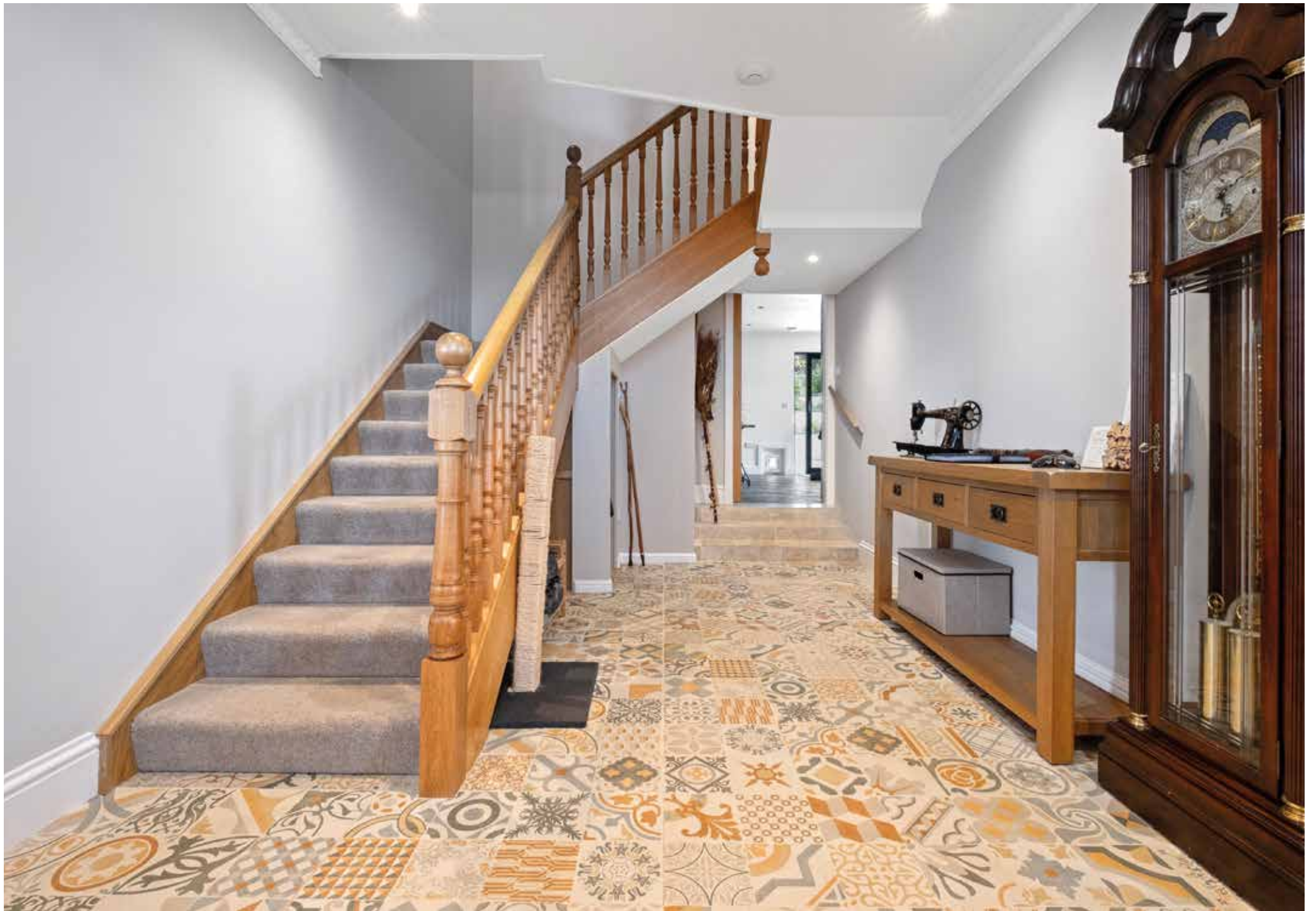


Violet Cottage
55 Henrietta Street | Avoch | Ross-shire | IV9 8QT

VIOLET COTTAGE

Violet Cottage is an exceptionally attractive Victorian cottage that has been sympathetically restored and thoughtfully updated for modern living. Approached via attractive tiled steps leading to the entrance, the property immediately exudes charm and character. A delightful terrace to the front provides the perfect spot to enjoy a morning coffee while taking in the uninterrupted sea views. This cottage offers all the atmosphere of a traditional seaside retreat, combined with the comfort and practicality required for everyday living.







ACCOMMODATION

Originally built for the Head Fisherman, the property occupies a commanding position overlooking the shoreline, reflecting its rich maritime heritage and long-standing connection to the sea. With a nod to its heritage, the cottage is named after Lady Violet, a prominent figure associated with the local estate during the Victorian era, preserving a connection to the village's fascinating history.

Accommodation

Stepping through the front door, you are welcomed into a bright and spacious entrance hall that immediately sets the tone for the rest of the house—light-filled, airy and thoughtfully designed with a wonderful sense of flow.

To either side of the hall are two elegant sitting rooms, both with wooden flooring and each featuring a wood-burning stove and beautiful bay windows. These rooms offer the perfect vantage point from which to watch the ever-changing tides, the sparkling sea and the abundance of local wildlife, creating a truly captivating coastal living experience. The whole of the downstairs is kept ultra cosy with underfloor heating throughout.

Returning through the spacious hallway and up a couple of steps, you enter the impressive kitchen diner, centred around a striking feature island. Designed with both practicality and entertaining in mind, it benefits from two Bosch ovens and a Grohe instant hot water boiling tap for added convenience. The lovely, bright countertops are made from quartz. With generous space for family and friends to gather, it is a wonderful hub for socialising and everyday living.

Just off the kitchen, is a conveniently located downstairs WC and utility room. Also on this level is a versatile room with its own en-suite shower room, offering flexibility as either a formal dining room, guest suite, or additional accommodation. Leading directly from the kitchen, a pair of Nordan alu clad sliding doors open onto a fully tiled outdoor dining area and the beautifully designed gardens beyond, creating a seamless connection between indoor and outdoor living and allowing you to truly bring the outdoors in.

Upstairs, there are four beautifully appointed bedrooms. The principal bedroom enjoys lovely views over the rear garden and benefits from an en-suite shower room, as well as direct access to a delightful outdoor terrace. The second bedroom, currently used as a home office, also enjoys access to this private outdoor space.

To the front of the property are two beautifully presented double bedrooms, both commanding stunning views across the bay. Completing the first floor is a contemporary family bathroom featuring twin wash basins and far-reaching sea views, creating a luxurious and tranquil space in which to relax.

The property's energy-efficient upgrades are particularly noteworthy, including an Air Source Heat Pump, comprehensive double glazing and effective insulation throughout. These improvements are complemented by a 4kW photovoltaic solar array connected to a three-phase supply, helping to reduce running costs while enhancing environmental performance. The cottage is networked throughout and has enterprise-grade Wi-Fi, this also includes the office/workshop at the top of the garden.

























OUTSIDE

The property boasts beautifully landscaped gardens extending to approximately one fifth of an acre. Beyond the sheltered outdoor dining area, which is thoughtfully positioned to provide protection, the gardens unfold across three attractive terraced levels.

The lower terrace is dedicated to a variety of berries and culinary herbs, creating a productive and convenient kitchen garden. The upper terraces are richly planted with an array of colourful shrubs, perennials and seasonal blooms, ensuring year-round interest and a constantly evolving display of colour and texture.

Beyond these formal gardens lies a further area of lawn interspersed with productive planting, including abundant raspberry canes and rhubarb amongst other edible delights. A secluded seating area provides the perfect vantage point from which to relax and enjoy the breathtaking coastal panorama, with uninterrupted sea views that complement the property's remarkable seafront location.

Positioned at the rear of the garden, a superb garden room provides a versatile additional space, ideal as a home office, studio, or entertaining area. Well-equipped for year-round use, it benefits from electricity, heating and a WC, offering a comfortable and practical extension to the main house. Its peaceful garden setting and spectacular sea views make it an exceptional space in which to work, relax or entertain.





LOCAL AREA

Situated in the picturesque fishing village of Avoch on the highly sought-after Black Isle, Violet Cottage enjoys an enviable coastal setting within one of the Highlands' most desirable locations. Rich in maritime history and community spirit, Avoch offers a charming village atmosphere with local amenities including a shop, café, post office, primary school and a popular harbour. The neighbouring villages of Rosemarkie and Fortrose, both just a short drive away, provide a wider range of amenities including restaurants, independent shops, a medical practice and highly regarded schooling. Fortrose is also home to the historic cathedral ruins and the renowned Fortrose & Rosemarkie Golf Club, one of Scotland's oldest and most scenic golf courses.

The Black Isle is celebrated for its outstanding natural beauty and abundance of wildlife. Chanonry Point, located between Fortrose and Rosemarkie, is internationally recognised as one of the best places in the UK to observe bottlenose dolphins from the shore, while the surrounding coastline regularly attracts seals, otters, ospreys and a wealth of seabirds. Rosemarkie's beautiful sandy beach, woodland walks at Fairy Glen and numerous cycling and walking routes offer endless opportunities for outdoor pursuits.

Despite its peaceful and rural setting, the property remains exceptionally well connected, with the city of Inverness approximately 15 miles away and Inverness Airport around 18 miles distant, providing convenient access to destinations throughout the UK and beyond. The combination of spectacular scenery, abundant wildlife, excellent amenities and superb connectivity makes this a truly exceptional place to call home.



INFORMATION

Viewings: Strictly by appointment through the sole selling agents, Fine & Country Scotland

Offers: Offers should be submitted in Scottish Legal Form to the selling agents by email scotland@fineandcountry.com. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Tenure and Possession: The Heritable (Scottish equivalent of Freehold) title is offered for sale with vacant possession upon completion.

Services: Violet Cottage is served by mains water, mains electricity, mains drainage and air source heat pump. Local Authority: Highland Council. Council Tax Band F. EPC Rating: B.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.com For updates and the latest properties like us on [facebook.com/fineandcountryscotland](https://www.facebook.com/fineandcountryscotland) and Instagram on [@fineandcountryscotland](https://www.instagram.com/fineandcountryscotland).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee ranging from £50 -£300 depending on the price and product.



Very energy efficient - lower running costs

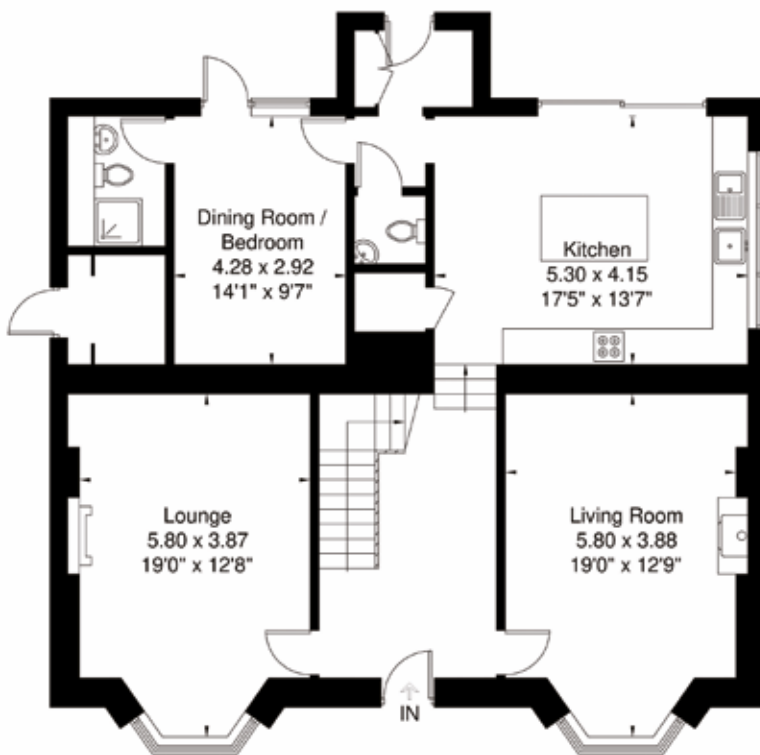


Current	Potential
81	83

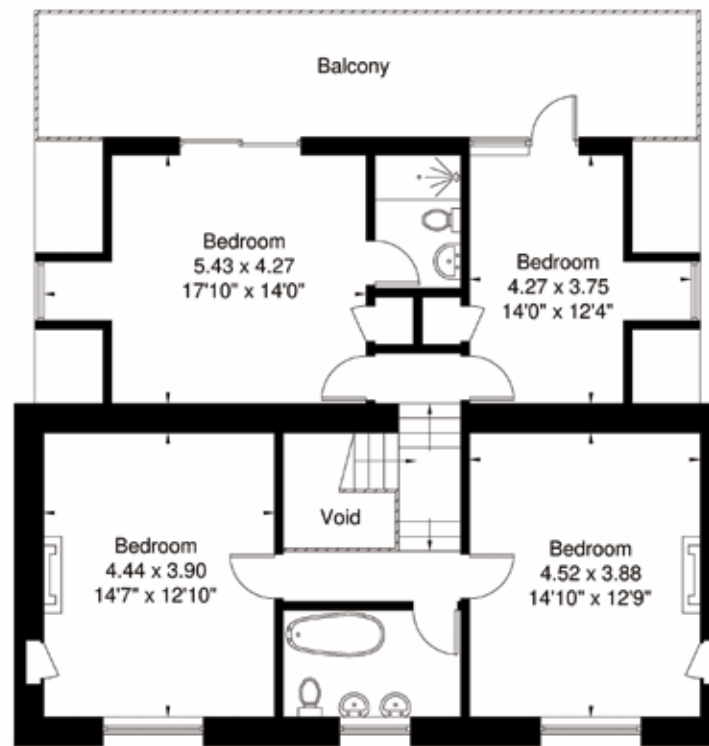
Not energy efficient - higher running costs

Violet Cottage, Avoch

Approximate Gross Internal Area = 211.4 sq m / 2275 sq ft



Ground Floor



First Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.05.2026





FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

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