SouthForrest
Solicitors and Estate Agents







29 Gordons Lane, Cromarty, IV11 8XN

- VIEWINGS SUSPENDED - OFFER ACCEPTED.
- Double bedroom.
- Wood burner & electric room heaters.
- Spacious lounge.
- Shower room.
- Double & one single glazed window.
- Modern kitchen.
- Private garden to the front of property.
- On-street parking nearby.

Offers Over £160,000

VIEWINGS SUSPENDED - OFFER ACCEPTED
An exciting opportunity to purchase a one-bedroom, semi detached cottage in the seaside village of Cromarty. Having been recently renovated and neutrally decorated throughout, this property is in walk-in condition and offers an ideal home for first-time buyers or someone looking to downsize in a quiet location.
The ground floor accommodation comprises entrance hall, bright and spacious lounge with feature wood burning stove, newly fitted kitchen with dining space and the modern shower room. The double bedroom is located on the first floor of the property.
The main source of heating in the property is the wood burning stove in the lounge. There is an electric room heater in the bedroom and a heated towel rail in the shower room. All windows except for the window in the landing are double glazed.
Private outside space consists of a fully enclosed garden to the front of the property.
On-street parking is available on Shore Street, a minute's walk from the property.
Appealing to a range of buyers, early viewing is advised.

LOCATION

Situated in the coastal town of Cromarty, lying at the mouth of the Cromarty Firth, this property offers a rural location with all the benefits of village living within commuting distance to large towns in the Highlands.
A range of local amenities available in Cromarty include a convenience store, post office, doctors' surgery, a variety of cafes & restaurants, library, village hall, community parks and a museum. There is also a bowling club, cinema and a range of locally owned retail units including a Pottery Shop and Record Shop within a few minutes' walk of the property. A more comprehensive range of amenities are available in both Dingwall and Inverness.
Cromarty is a popular location for both locals and visitors alike and boasts picturesque walking routes, its own beach front and harbour and a ferry service to Nigg.
A regular public bus service operates from within walking distance at The Links on Forsyth and offers routes across the highlands. Travel routes and access to the A9, A832 & B9163 are easily accessible from the property. Dingwall is located approximately 21 miles away and Inverness is located 23 miles from the property.

KEY POINTS

- Recently renovated throughout.
- Well-proportioned property.
- peaceful, rural location.
- Walk-in condition.
- Amenities nearby.

DIRECTIONS

From Inverness, take the A9 Northbound over the Kessock Bridge, continue for approximately 3 miles, take a right at the slip road junction onto the B9161, signposted for Munlochy & Cromarty. Travel through Munlochy and take a right onto the A832. Continue on the A832 for approximately 15 miles to Cromarty. Upon entering Cromarty, bear right with the road onto High Street and continue onto Forsyth Place. At the end of the road take a right onto Shore Street. Parking is available at the seafront. Gordons lane is accessible on foot from Shore Street through Oswald Lane and is the first street on your left. Number 29 will be on your right-hand side and clearly signposted by a South Forrest for-sale board.

ACCOMMODATION

ENTRANCE HALL

1.43 x 1.64 to 2.42 (4'8" x 5'4" to 7'11")
Front external door, access to lounge, kitchen and shower room. Loft hatch leading to floored loft space. Fuse box for kitchen, hall and bathroom.

LOUNGE

4.61 x 3.93 (15'1" x 12'10")
Bright and spacious lounge with wood burning stove providing a cosy focal point to the room, two front facing windows over looking the garden and stairs up to the bedroom.





KITCHEN
3.79 x 2.50 (12'5" x 8'2")
Gloss finish wall and base mounted cabinets, worktop space with stainless steel sink and draining board, space for white goods, room for informal dining, windows to the front and side. There is a water heater under the worktop which heats water for the kitchen and shower room.





SHOWER ROOM
2.29 x 1.72 (7'6" x 5'7")
Modern suite with wet wall paneling, electric shower, wash hand basin with mixer tap and deep set drawers, heated towel rail, WC, extractor fan and rear facing textured glass window.



LANDING
1.53 x 1.02 (5'0" x 3'4")
Provides access to the bedroom. Rear facing window. Loft hatch with ladder leading to partially floored loft space. Access to fuse box and electric meter.

BEDROOM
4..04 x 3.52 to 2.96 (13'1".13'1" x 11'6" to 9'8")
Double bedroom with built-in shelved storage cupboard and wardrobe. Front facing window with views towards the sea.





VIEW FROM BEDROOM



GARDEN
Private, fully enclosed garden with lawn space, seating area, path to front door and a colourful variety of plants, flowers and hedges. There is a wood store at the side of the property.





PARKING
On-street parking is available a minutes walk from the property on Shore Street. On-street parking is not allowed at Gordons Lane.

RENOVATION WORKS
This property has undergone recent renovation works. The property was rewired in 2020. The front door, windows, kitchen cabinets and worktops were all fitted earlier this year.

EXTRAS
This property is being sold as seen. All fitted floor coverings, light fittings, curtain, blinds, poles/tracks and white goods are to be included in the sales price. Please note the tumble drier will need to be connected to a vent by the purchaser before use.

SERVICES
The subjects benefit from mains electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. Heated is by way of wood burning stove in the lounge and electric room heaters in the bedroom and bathroom. Hot water is provided by the water heater in the kitchen.

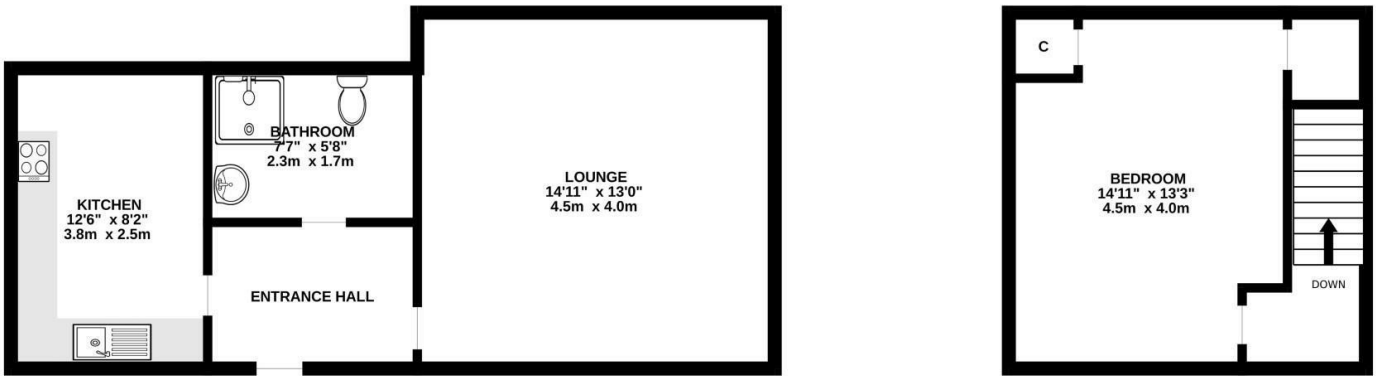
EPC BAND
EPC Band D.

COUNCIL TAX BAND
The current council tax is Band B. Please be aware that this may be subject to change upon sale.

VIEWINGS
By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR

1ST FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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