

BRORA, 19 MATHESON DRIVE, FORTROSE IV10 8AD

Offers over £400,000



Desirable four/five bedroom detached dwelling boasting space, style, and location, making it an outstanding choice for families seeking a high-quality home in one of the Highlands' most attractive and historic areas.

R&R Urquhart LLP



This exceptional four-bedroom detached home is located in the highly sought-after town of Fortrose on the stunning Black Isle. Just six miles from Inverness, the property provides an easy commute to the city while allowing you to enjoy the charm and tranquillity of this historic area. Fortrose is celebrated for its breathtaking scenery and

proximity to Chanonry Point, a popular spot to watch dolphins in their natural habitat.

The town offers excellent amenities, making it ideal for families and professionals alike, with both primary and secondary schools available. Fortrose also boasts a variety

of shops, cafes, and restaurants, providing everything you need for day-to-day living and leisure. For golf enthusiasts, the renowned Fortrose and Rosemarkie Golf Club is nearby, one of the oldest golf clubs in the world, offering a spectacular coastal course steeped in history.

The property itself is designed with family living in mind, offering generous space and a thoughtful layout. On entering, you are greeted by a broad hallway that sets the tone for the rest of the home. To the front, there is a comfortable lounge, perfect for relaxing or entertaining. From here, a door leads to the heart of the home. A spacious open-plan kitchen and dining area that flows seamlessly into the conservatory through French doors, creating a bright and airy space ideal for gatherings and everyday life. The kitchen is modern and well-equipped, fitted with neutral gloss wall and base units complemented by matching worktops and upstand. Appliances include a dishwasher, oven, hob, extractor hood, fridge and freezer. A breakfast bar provides an informal dining space, and also a division between the kitchen and dining area.

A practical utility room with direct access to the integral garage is accessed off the dining kitchen. Also on the ground floor is a cloakroom with WC and wash hand basin, and a versatile fifth room that can serve as a bedroom, study, or playroom.



Upstairs, a galleried landing enhances the sense of space and light, leading to four generously sized bedrooms. The principal bedroom benefits from an en suite shower room and a walk-in wardrobe. Two further bedrooms share a convenient Jack and Jill shower room, while the fourth bedroom has access to the family bathroom, which includes a WC, wash hand basin, and bath.

Throughout the home, there is excellent storage, neutral décor, and a modern finish, making it ready to move into.

Externally, the property continues to impress. The front garden features a neat lawn and ample off-street parking leading to the garage. The rear garden is well established and planted with a wide variety of shrubs and plants creating a vibrant and relaxing outdoor space. There is a shed for storage. Beyond the garden, the open aspect adds to the sense of privacy and connection with nature.

Living in Fortrose offers more than just a beautiful home – it provides a lifestyle. Enjoy scenic walks along the coastline, explore nearby beaches such as Rosemarkie Beach, or take advantage of the many outdoor activities available in the area, from cycling and hiking to water sports on the Moray Firth. The community is welcoming and vibrant, with local events and activities throughout the year, making it a wonderful place to call home. It's close proximity to the city of Inverness only adds to the appeal.





Approx. Dimensions

Lounge	4.91m x 3.48m
Kitchen/Dining	8.47m x 3.35m (2.55m at narrowest)
Conservatory	2.89m x 2.57m
Cloakroom	2.19m x 0.99m
Bedroom 5/study	3.18m x 2.70m
Master bedroom	3.48m x 3.43m
En suite	2.05m x 2.42m (into shower cubicle)
Bedroom 2	2.91m x 2.80m
Shower room	2.78m x 2.65m (into shower cubicle)
Bedroom 3	3.49m x 3.28m
Bedroom 4	3.28m x 2.68m
Garage	5.97m x 2.97m

Extras Included

Fitted floor coverings, blinds, curtains, dishwasher, oven, hob, extractor hood, fridge, freezer, washing machine,



Heating	Oil fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band F
EPC Rating	
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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