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SOLICITORS ESTATE AGENTS NOTARIES



ROWANLEA, BALBLAIR, IV7 8LG

This three bedroom end terrace cottage provides spacious accommodation over two floors and benefits from beautiful views across surrounding countryside and the Cromarty Firth. The property enjoys good sized gardens to the front and rear and a detached garage.

ENTRANCE PORCH, HALL, LOUNGE, FAMILY ROOM,
KITCHEN/DINING ROOM, UTILITY ROOM, REAR VESTIBULE,
THREE BEDROOMS AND BATHROOM. DETACHED GARAGE.
ELECTRIC STORAGE HEATING. DOUBLE GLAZING.
GARDENS TO THE FRONT AND REAR.

OFFERS OVER £160,000

HSPC REF. NO. 45941

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GARDENS

The front garden is enclosed by wooden fencing and is laid to lawn with a selection of shrubs. The rear garden is enclosed by hedging, wooden fencing and a wall. This garden benefits from views towards the Cromarty Firth and is laid with lawn with a footpath leading to the garage and rear entrance to the property.

LOCATION

Located on the Black Isle, Rowanlea in Balblair offers a most pleasant countryside setting. Balblair is an easy commute from Inverness and is also a mere 15 miles from Dingwall. Primary schooling is provided at nearby Resolis with excellent Secondary schooling found at Fortrose Academy which enjoys a strong educational reputation.

ENTRANCE PORCH

The tile floored porch provides access to the hall.

HALLWAY

The carpeted hall provides access to the lounge, family

room, kitchen, utility room, storage cupboard and stairwell.

LOUNGE

Approx. 3.73m x 3.95m (12'3" x 13'0")

The spacious lounge benefits from a feature fireplace with a tiled hearth/mantle and a window to the front elevation. The lounge is floored with carpeting.

FAMILY ROOM

Approx. 3.93m x 3.96m (12'9" x 13'0")

The large family room could be used as an additional bedroom or dining room. This room is floored with carpeting and benefits from a recess fireplace with slate hearth.

KITCHEN/DINER

Approx. 2.94m x 5.17m (9'7" x 17'0")

The fully fitted kitchen comprises a combination of wall mounted and floor based units. The kitchen also comprises vinyl flooring and windows to the side and rear elevations. There is ample space for dining and access to the rear vestibule and WC.



REAR VESTIBULE

The vinyl floored rear vestibule provides access to the WC and rear garden.

WC

The WC is fitted with a WC, wash hand basin, wall mounted vanity unit and vinyl flooring.

UTILITY ROOM

The utility room is floored with vinyl tiles and benefits from wall mounted units and a window to the rear elevation.

STAIRWELL AND LANDING

The stairwell is carpeted and leads to the landing. The landing provides access to the three bedrooms, bathroom and storage cupboard.

BEDROOM 1

Approx. 3.79m x 4.54m (12'5" x 14'9")

This spacious bedroom is floored with carpeting and has windows to the front and rear elevations.

BEDROOM 2

Approx. 3.90m x 4.54m (12'8" x 14'9")

The second bedroom is another large room benefitting from a walk in wardrobe, window to the front elevation and carpeted flooring.

BEDROOM 3

Approx. 3.07m x 3.24m (10'1" x 10'6")

The third bedroom is floored with carpeting and enjoys a fantastic outlook towards the Cromarty Firth via the window to the rear elevation.

BATHROOM

Approx. 2.09m x 1.80m (6'9" x 5'9")

The fitted bathroom comprises a WC, wash hand basin, bath with glass shower screen and electric shower over. The bathroom also benefits from a window to the rear elevation.

HEATING

Electric Storage Heating.



GLAZING

Full double glazing with an exception to the entrance porch which is single glazed.

GARAGE

Detached single garage with space for a workshop.

SERVICES

Mains electricity, water, drainage, television and telephone points.

COUNCIL TAX BAND

C

EXTRAS INCLUDED

All fitted floor coverings, window fittings and light fixtures are included with the sale. All items of furniture and white goods can be included by separate negotiation.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200

DIRECTIONS

Travelling on the A9 northward from Inverness, take the 3rd exit on the right at the Tore roundabout signposted Wick, after around 3 miles take the turnoff to the right signposted 'Culbokie', continue for 7 miles then turn left at sign for Balblair, then first sharp left again. Rowanlea has a 'For Sale' board in the garden.

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.