



9 Munro Terrace, Rosemarkie, IV10 8UR

Offers over £130,000

REF: 48355





This semi-detached bungalow enjoys an excellent position in the popular village of Rosemarkie situated on the shores of the Black Isle. The property is convenient to excellent local amenities and within easy commuting distance of Inverness.

The property, which is in good order throughout, benefits from electric night storage heating and UPVC replacement double glaze windows.

Offering extremely well-proportioned rooms, viewing is highly recommended to appreciate this delightful home which would be ideal for a young couple or those seeking a letting investment or a retirement home.

The accommodation consists of an entrance hall which has a wall mounted cupboard housing the utility meters, built in airing cupboard housing the hot water tank, access to the loft facilities and doors to the lounge, two bedrooms and the bathroom. The lounge has two windows to front and is a bright and spacious room with feature wooden flooring and double doors with opaque glaze panels opening to the kitchen/dining area. The kitchen/dining area has been fitted with a good range of modern wall and base units, has an integrated electric hob, built under electric oven, integrated fridge/freezer and washing machine, ample room for a dining table and French doors leading out to the rear garden. There are two double bedrooms both with built in storage facilities and bathroom fitted with white WC, wash-hand basin and bath with Mira Vista electric shower over the bath.

The garden to the front of the property enclosed by fencing and is mainly laid with paving slabs and some established plants and shrubs and a large timber shed providing storage facilities. The garden to the rear is also fully enclosed and mainly laid with paving slabs, gravel chips bordering established plants and shrubs with a further timber shed. There is a communal car park to the side of the property which provides ample parking for both residents and visitors.

The village of Rosemarkie has a selection of local shops, two restaurants and services with its popular sandy beach attracting summer visitors. The nearby village of Fortrose offers a wide range of amenities and facilities including shops, banks, hotels, Fortrose Academy which is an excellent secondary school, leisure centre and 18 hole golf course. Water sports and sailing are popular outdoor pursuits and enjoyed along the frontage of the Moray Firth and also within a short walk of the famous Channonry point Dolphins.

Inverness, the main business and commercial centre of the Highlands, is within easy commuting distance and offers extensive shopping leisure and entertainment facilities and Inverness International Airport is within close proximity.

Entrance Hall	0.88m x 5.42 and 2.33m x 1.41m (2'11" x 17'9" and 7'8" x 4'8")	Bedroom One	3.46m x 3.10m (11'4" x 10'2")
Lounge	4.66m x 5.02m (15'3" x 16'6")	Bedroom Two	3.11m x 3.35m (10'2" x 11'0")
Kitchen/Dining Area	2.97m x 4.09m (9'9" x 13'5")	Bathroom	1.87m x 2.32m (6'2" x 7'7")



General

All fitted floor coverings, curtains, blinds and the intergrated kitchen appliances are included in the asking price.

Services

Mains water and drainage. Mains electricity. Telephone.

Council Tax

Band B

EPC Rating

F

Post Code

IV10 8UR

Entry

By arrangement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559

Reference

LB/NDC/M.1590.4

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