



Innes & Mackay

**3 JAMES STREET,  
AVOCH, ROSS-SHIRE, IV9 8QB**

- MID TERRACED COTTAGE
- THREE BEDROOMS & BOX ROOM
- CLOSE TO THE SEA
- DECEPTIVELY SPACIOUS
- SOUGHT AFTER VILLAGE LOCATION

**£15,000 BELOW HR VALUE!**

**OFFERS OVER**

**£165,000**







#### DESCRIPTION

Located in the fishing village of Avoch, this quaint, mid terraced cottage provides deceptively spacious accommodation throughout and only by viewing will one appreciate the living space this desirable property has to offer. The cottage benefits from three double bedrooms (with master being on the ground floor) and a further box room, together with a living room, dining room, kitchen, utility room, wet room, WC and a work shop to the rear. A feature of this cottage is the excellent storage it has to offer throughout. On street parking, double glazing and electric storage heating.

#### LOCATION

The village of Avoch offers a good range of local services including a grocery store, post office, several hot food outlets and an active harbour. There is a primary school in the village with secondary schooling at nearby Fortrose Academy. Avoch is served by a regular bus service to The Highland Capital City of Inverness, approximately 11 miles distant. The shore of the Moray Firth, best known for its resident population of dolphins. Dolphin watching boat trips run from Avoch harbour, and Chanonry Point, less than 4 miles along the coast which is a famous attraction for dolphin spotting from the shore. The Black Isle has become one of the most popular areas of the Highlands to live. There are many woodland and coastal walks as well as several rowing and sailing clubs within easy reach. Neighbouring Fortrose boasts one of the oldest golf courses in Scotland.



### OUTDOOR SPACE

There is no garden pertaining to the property although to the rear, there is a shared access pathway leading down between the rear of the houses to the bin storage area.

### HALLWAY

Front door opens into the laminated hallway from which access is gained to the living room, bedroom one, rear hall and via stairs to the upper landing. A built-in shelved cupboard provides storage.

### LIVING ROOM

13' 11" x 13' 4" (4.26m x 4.07m) The living room is a comfortable room with a deep silled window to the front. This room benefits from an original open fire on a tiled hearth and ornate surround providing a pleasing focal point. There is a built-in display and drinks cabinet which also provides good storage. Door leads off here through to the dining room. Carpet.



### DINING ROOM

10' 3" x 7' 8" (3.14m x 2.34m) The dining room is located to the rear and a corner cupboard houses the water tank with storage under. Sliding door opens through to the kitchen. Laminate flooring completes this room.

### KITCHEN

10' 8" x 10' 5" (3.26m x 3.19m) The kitchen is furnished with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window to the rear is the sink with drainer to the side. There is a free standing electric cooker with extractor hood above and space and plumbing for a washing machine. Tiling between the units and laminated flooring completes this room.



### REAR HALL

The rear hall provides access to the back door and there is a built in shelved cupboard.

### UTILITY ROOM

8' 9" x 7' 0" (2.68m x 2.15m) The utility room which is laid with carpet, benefits from a sink with drainer to the side, space for a tumble dryer and door providing access to the WC. A further door leads through to the work shop.

### WC

4' 8" x 3' 1" (1.43m x 0.95m) The cloakroom is furnished with a WC and wash hand basin. Patterned window to the rear and extractor fan complete this room.

### WORKSHOP

8' 11" x 8' 9" (2.72m x 2.68m) The workshop has a window to the rear and two wooden work benches along with built in storage.

### WET ROOM

7' 9" x 4' 5" (2.37m x 1.36m) The wet room is furnished with a dual flush WC, wash hand basin with mirror above and a walk in shower with half height shower doors and a mains shower and folding seat. Extractor fan.







### BEDROOM 1

13' 11" x 11' 10" (4.25m x 3.62m) The master bedroom located to the front elevation and on the ground floor, is a generous sized room, laid with a carpet and benefits from fitted wardrobes, dressing table area and additional storage.

### UPPER LANDING

Carpeted stairs lead to the bright and airy landing by virtue of the large window to the rear allowing a flood of natural light. Ample storage is provided by fitted cupboards and access is gained to the two bedrooms and box room.

### BEDROOM 2

12' 10" x 10' 3" (3.92m x 3.14m) The second bedroom has a Dormer window to the front and benefits from part coombed ceilings. Carpet.

### BOX ROOM/STUDY

7' 2" x 6' 4" (2.20m x 1.94m) This room is located to the rear and is laid with carpet.

### BEDROOM 3

12' 2" x 10' 8" (3.72m x 3.26m) The third bedroom is located to the front elevation, has part coombed ceilings and is laid with carpet.

### HEATING

Electric storage heating.

### GLAZING

Double glazed.

### PARKING

On street parking.

### COUNCIL TAX

Band C

### EPC

Band G16

### EXTRAS INCLUDED

All fitted carpets, curtains, blinds, white goods, electric cooker and extractor fan are included in the sale.

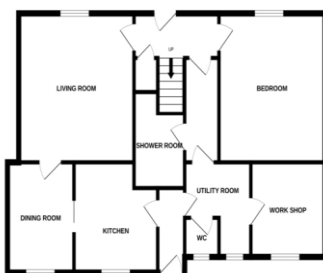
### SERVICES

Mains water, drainage, electricity, telephone and TV point.

### VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Kintail House  
Beechwood Park  
Inverness  
IV2 3BW

www.innesmackay.com  
property@innesmackay.com  
01463 251 200

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