



Innes & Mackay

## 2 BRAEHEAD, CROMARTY ROSS-SHIRE, IV11 8XR

- DETACHED VILLA
- TWO DOUBLE BEDROOMS
- SEPARATE ANNEXE WITH SHOWER ROOM
- QUIET SECLUDED POSITION
- SEA VIEWS FROM THE GARDEN
- OFF ROAD PARKING
- GARAGE
- VIEWING RECOMMENDED

**OFFERS OVER  
£230,000**



## DESCRIPTION

Located in the popular and sought after town of Cromarty, only by viewing will one appreciate the deceptively spacious accommodation this detached property has to offer along with a small detached annexe. This lovely home, built approximately twenty years ago benefits from two generous sized double bedrooms along with a comfortable lounge, bathroom and spacious kitchen. The annexe benefits from a living area and a shower room. Pleasing views can be enjoyed from the garden out to the water.

## LOCATION

Cromarty is an 18th Century former fishing village and is a charming mix of meandering lanes, fishermen's cottages and substantial merchants' houses. There is a good range of independent shops, a small supermarket and primary school, as well as a community cinema, cafes, restaurants and the harbour with its ferry to the north side of the firth. Secondary schooling is available at the highly-regarded Fortrose Academy and Inverness, about 40 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

## GARDENS

Enclosed with a stone built wall, a wrought iron gate opens onto the paved pathway leading through the gardens and

up steps to the front door and annexe. A varied selection of mature plants and shrubs provide a pleasing external appearance to the front of the property and wooden trellis fencing separates this from the grassed area. A gravelled patio area houses the wood store located behind fencing and the whirly is also located here. Stone boundary wall provides complete privacy here.

## ENTRANCE HALLWAY

The front door opens into the entrance hallway. This is a bright and pleasing area by virtue of the triple aspect windows allowing a good source of natural light. Located off here is the lounge, kitchen and carpeted stairs leading to the upper landing.

## LOUNGE

5.36m x 4.49m (17'7" x 14'8")

The lounge which has a window to the front, is laid with carpet and benefits from a multi fuel stove set on a polished hearth and real wood surround giving a pleasing finish. The stove has a back boiler which heats the water.

## KITCHEN

5.34 x 3.64 (17'6" x 11'11")

The kitchen which has ample room at the front for dining, is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink



with drainer to the side and underneath is the washing machine. There is a free standing electric cooker along with the fridge freezer all of which are included in the sale. Good storage is provided by the under-stair cupboard. Laminate effect vinyl flooring completes this room.

## LANDING

Carpeted stairs lead up to the bright and airy landing from where access is gained to the two double bedrooms and bathroom. A shelved cupboard provides good storage and there is a Velux window allowing a flood of natural light. A drop-down hatch with ladder allows access to the partially floored loft space.

## BEDROOM 1

5.35m x 2.71m (17'6" x 8'10" )

Bedroom one is a generous sized room and is laid with carpet. Window to the front.

## BEDROOM 2

5.35m x 3.73m (17'6" x 12'2" )

The second bedroom is another generous sized room located to the front elevation. This room which is laid with carpet, benefits from a built-in wardrobe which houses the water tank.

## BATHROOM

2.43m x 1.98m (7'11" x 6'5" )

The bathroom is furnished with a white suite comprising a

WC, wash hand basin and bath with mains shower over and screen to the side. With tiling to ceiling height above the bath, this room has a window to the front, attractive flooring and an extractor fan.

## ANNEXE

Providing further accommodation, there is an annexe attached to the rear of the single garage which is currently used as a bedroom with shower room off.

## LIVING AREA

3.88m x 3.33m (12'8" x 10'11" )

French doors open into the living space which is laid with vinyl flooring and has a further window to the side. Sliding door provides access through to the shower room.

## SHOWER ROOM

3.31m x 0.75m (10'10" x 2'5" )

The shower room is furnished with a dual flush WC, wash hand basin and shower cubicle housing an electric shower. Window to the rear, Wet wall and extractor fan complete this room.

## HEATING

The heating is via the Multi fuel stove located in the lounge which has a back boiler to the rear which feeds the radiators.



## GLAZING

The property benefits from double glazed Sash and Casement windows.

## PARKING/GARAGE

There is an off road parking on the gravelled driveway which provides access to the single detached garage with annexe to the rear.

## COUNCIL TAX

Band D

## EPC

Band D59.

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, fridge freezer, electric freestanding cooker and extractor hood.

## SERVICES

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

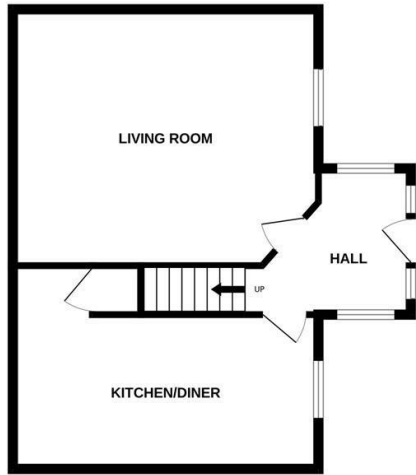
## VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463) 251200.

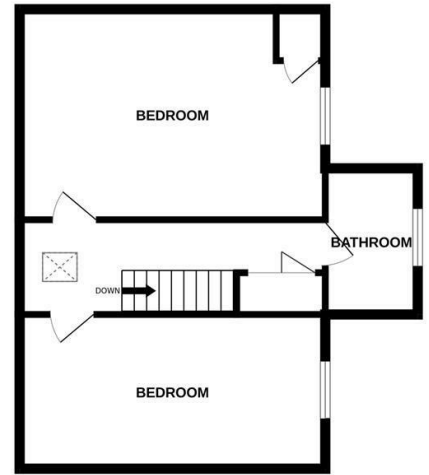
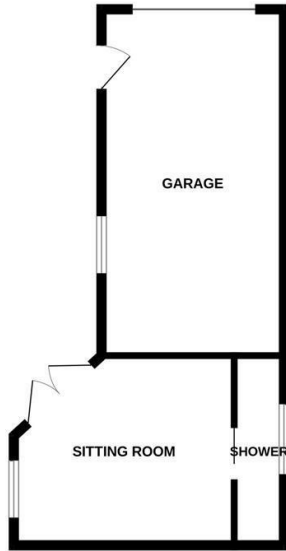




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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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