



East Whinstone Cottage, Flowerburn Mains, Rosemarkie, Fortrose, IV10 8SJ

- Semi-detached cottage
- Two double bedrooms
- Private driveway
- Spacious lounge
- Modern family bathroom
- Oil central heating
- Kitchen with dining space
- Private gardens
- Double glazing throughout

Offers Over £180,000

A rare opportunity to purchase a deceptively spacious, semi-detached cottage in an idyllic, rural setting. Well-proportioned room sizes with high ceilings, ample outdoor space and stunning country and seaside views, this property offers an excellent first-time buy or family home. The accommodation comprises of the entrance hall, bright and spacious lounge with sea views and an open fireplace providing a cosy focal point to the room, kitchen with plenty storage and dining space, two good-sized double bedrooms both benefitting from fitted double wardrobes and countryside views. The recently renovated family bathroom completes the accommodation. This property also benefits from an oil central heating system and double glazing throughout.

Private outdoor space includes generously sized, easily maintained front garden with new fencing and offering gorgeous views. To the rear of the property is a private driveway with space for multiple vehicles.

Appealing to a range of potential purchasers and offering a stunning family home, early viewing is advised to appreciate this property and its situation.

LOCATION

Situated in a calm, picturesque location on the outskirts of the seaside village of Rosemarkie. This property offers a scenic location in an area with a kind and friendly community. Local amenities include a convenience store, cafes, and museum. A more comprehensive range of amenities are available approximately 2.8 miles away in Fortrose such as a small supermarket, post office, doctors' surgery, pharmacy, butchers, bakers, cafes, and restaurants. Leisure facilities in Fortrose include sailing, bowling, and tennis clubs as well as the renowned Fortrose & Rosemarkie Golf Club. Rosemarkie boasts its own sandy beach, lovely walking routes and is home to the whimsical Fairy Glen, both popular destinations for tourists and visitors alike. You can also find Chanonry Point and historic Eathie Beach nearby.

A regular public bus service is offered from within Rosemarkie village. Other Travel routes across the highlands are easily accessible. Dingwall is located approximately 18 miles away, Inverness is approximately 17 miles and Cromarty is approximately 8.5 miles.

For younger children primary schooling is available in the nearby village of Avoch. Older children would attend Fortrose Academy. A School bus service is offered for both schools.

DIRECTIONS

From Inverness, take the A9 Northbound over the Kessock Bridge and follow for approximately 3 miles, take a right at the slip road junction onto the B9161 for Munloch & Cromarty. Travel through Munloch and take a right onto the A832. Continue for approximately 7 miles through Fortrose and Rosemarkie, pass through the Fair Glen and take the second right turn sign posted for Eathie. Take an immediate right at the wooden sign for Flowerburn Mains and continue on the single-track road for approximately 1 mile. East Whinstone Cottage will be on your left-hand side clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Ideal first-time buyer or family home
- Picturesque views
- Peaceful, rural location
- Commuting distance to Dingwall & Inverness

ACCOMMODATION

ENTRANCE HALL

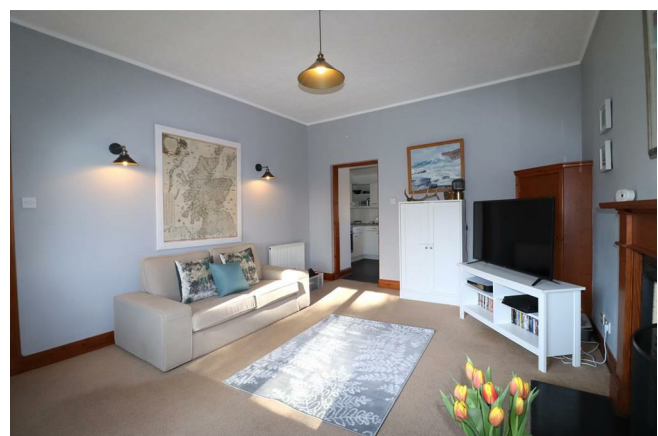
1.62 to 1.18 x 3.90 (5'3" to 3'10" x 12'9")

Front external door, access to all living space, loft hatch and wall mounted cupboard housing fuse box and electric meter.

LOUNGE

3.88 x 5.13 to 4.87 (12'8" x 16'9" to 15'11")

Bright and spacious lounge with front facing window providing stunning seaside views. Feature open fireplace with Caithness Slate hearth and wooden mantle. Fitted storage cupboard, shelved alcove and access to kitchen.



KITCHEN

4.91 x 2.29 (16'1" x 7'6")

Wall and base mounted cabinets, worktop space with tiled splash back and stainless sink with draining board. Integrated oven & grill, electric hob and extractor hood, comfortable dining space and two front facing windows.



BEDROOM TWO

3.49 x 2.89 (11'5" x 9'5")

Double bedroom with fitted double wardrobe and front facing window with hillside views.



FAMILY BATHROOM

2.40 x 1.87 (7'10" x 6'1")

Recently renovated, modern suite with waterfall shower over bathroom with marble effect wet wall surround, wash hand basin with mirrored, wall mounted cabinet above, WC and front facing frosted glass window.



BEDROOM ONE

3.41 x 3.20 (11'2" x 10'5")

Double bedroom with fitted double wardrobe, fitted shelving and storage cupboard. Front facing window with calming countryside outlook.



FRONT GARDEN

Generous South-East facing garden, mostly laid to lawn with stone chip pathway leading from the rear driveway to the front door. Spectacular views across the Moray Firth.





VIEWS



REAR GARDEN/DRIVEWAY

Gated, private driveway with parking space for multiple vehicles. Small Lawn area with mature trees and stunning hillside outlook.



REAR OUTLOOK



EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances, white goods and garden sheds are to be included in the sales price.

SERVICES

The subjects benefit from mains electricity and water. The central heating system is oil. A new boiler was fitted at the property in 2022 and the 2 year warranty is valid until May 2024. Drainage is by way of septic tank. The septic tank is shared between 7 properties on the farm grounds, costs for maintenance of the septic tank are shared between all 7 properties. Phone line and super fast, wireless wifi connectivity available.

EPC BAND

EPC Band D.

COUNCIL TAX BAND

The current council tax band is Band B. Please be aware that this may be subject to change upon sale.

RIGHT OF PRE-EMPTION

A right of pre-emption is in existence over the property, further details available from selling agents.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

60760.



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