

Reay Cottage

37 HIGH STREET, CROMARTY, IV11 8YR



*TWO BEDROOM COTTAGE IN THE HEART OF
CROMARTY TOWN CENTRE*



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McEwan Fraser Legal is delighted to present this two bedroom terraced cottage in the centre of Cromarty. The property has been part refurbished and all major works have been carried out but it does allow any new owner to come in and put their own stamp on things with regards to things like colour schemes.

Inside, the property comprises of:

- Fully equipped brand new kitchen with dining area including integrated dishwasher and washing machine, free-standing fridge freezer and remote-controlled dimmer lights
- Spacious lounge with storage area
- Two double bedrooms with dual cupboards in both rooms
- Brand new modern shower room
- New carpets throughout the property

The Kitchen





Bedroom 1





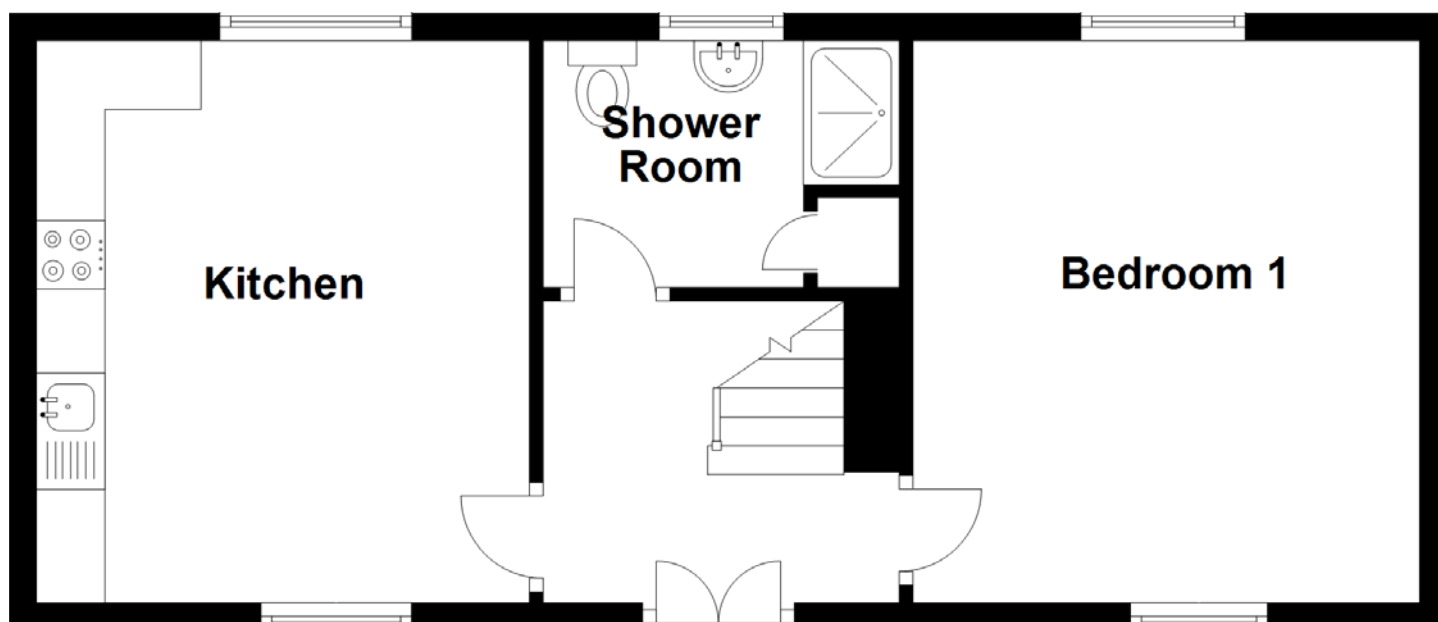
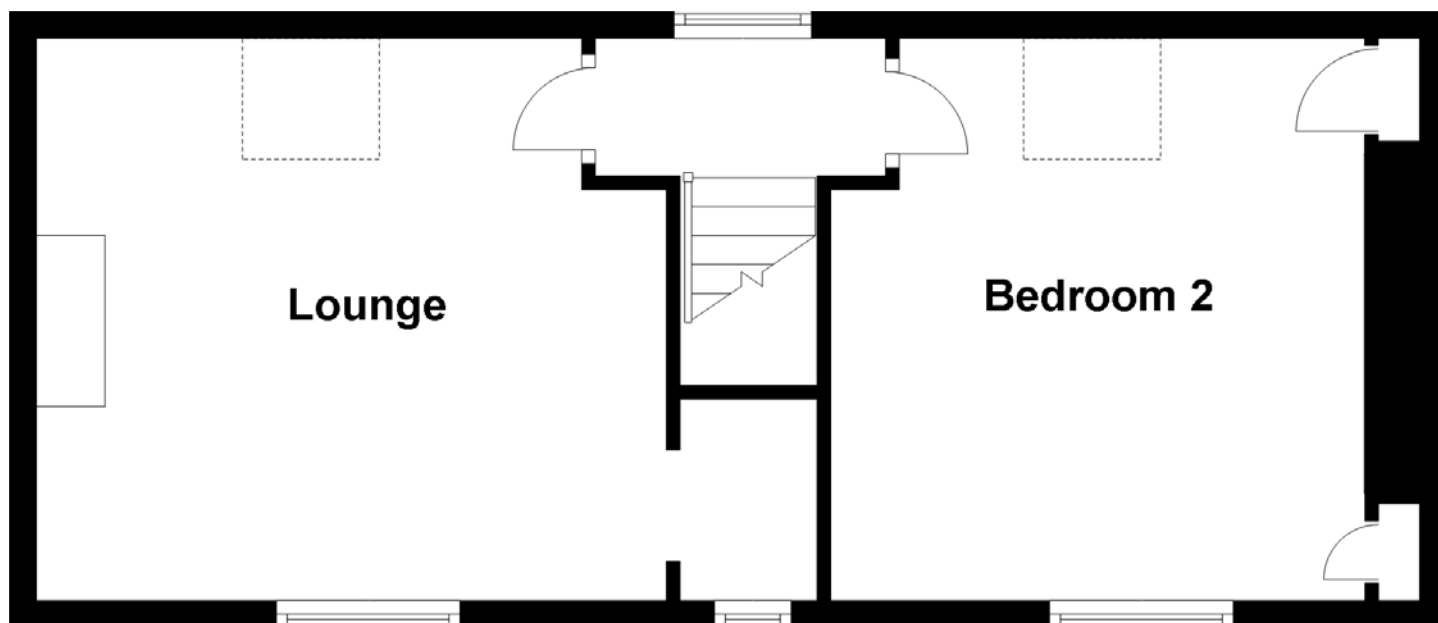
The Lounge





Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 4.20m (13'9")
Kitchen	4.10m (13'5") x 3.60m (11'10")
Bedroom 1	4.10m (13'5") x 3.70m (12'2")
Bedroom 2	4.30m (14'1") x 4.20m (13'9")
Shower Room	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 87m²

EPC Rating: F



In addition to this, the property includes a small gated front garden area with a compact shed.

This is a rare opportunity to acquire a traditional stone cottage in a fantastic highland location, close to the water and local amenities. With Inverness city centre under 40 minutes away and Inverness airport with daily flights to many locations including London Gatwick under 50 minutes away this is a great property not just for locals but also investors or someone looking for a second home/holiday home in one of the UK's most beautiful locations.

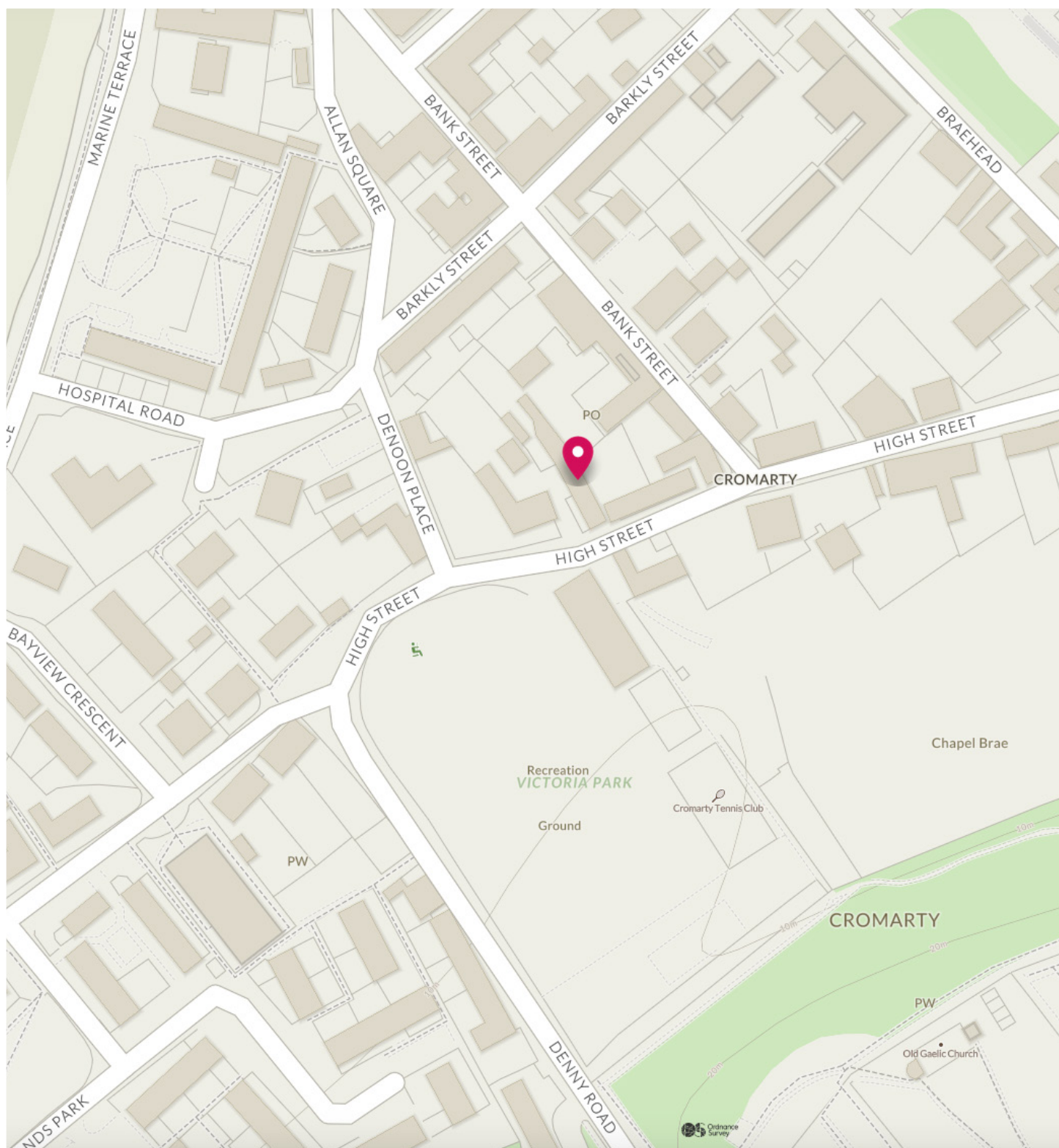
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Cromarty, poised on the tip of the Black Isle at the mouth of the Cromarty Firth is the Highlands' best-preserved historic town. But Cromarty is more than just an 18th-century town in stasis. It can provide a wealth of attractions: sandy beaches, unusual architecture, Bottlenose Dolphins, eating places, a multi-award winning museum, Brewery beautiful, stunning countryside, wildlife, and bird reserves of international importance, to name but a few.

Cromarty combines the advantages of its convenience as a base from which to travel throughout the Highlands, with an apparent detachment from the mainstream hustle and bustle, giving the best of both worlds with it being only 40 minutes drive from Inverness, the 'Capital of the Highlands'. For over 700 years Cromarty's livelihood has depended on its proximity to the sea and to its fertile farmlands. Its fortunes have fluctuated constantly, peaking in the 17th century with trade with Norway, Sweden, Holland and even the Mediterranean, and then again in the herring boom of the 19th century when dozens of fishing boats sailed from its harbour, its due to these booms that Cromarty is preserved today as the most attractive town on the east coast of the Highlands.





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