



*Lovely three-bedroom detached home in the heart of Fortrose, on the world-famous Black Isle, with en suite to master bedroom, driveway parking and garage*



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McEwan Fraser Legal is delighted to present this three-bedroom detached home in the heart of Fortrose, on the world-famous Black Isle. The property is a modern style built around 2014 and has been well maintained by the current owners and is ready to just unpack and start enjoying your new surroundings.

# THE LOUNGE



Inside, the ground-floor of the property comprises:

- Spacious lounge
- Fully equipped kitchen/dining area
- Guest WC



# THE KITCHEN/DINER





The first-floor of the property consists of:

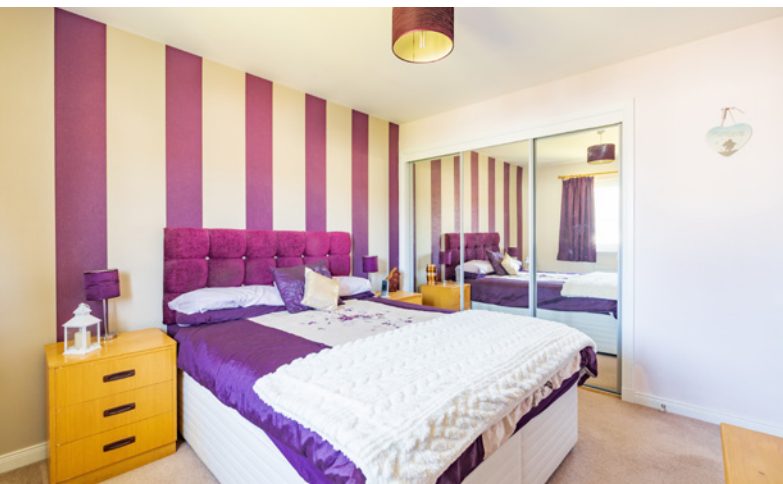
- Three double bedrooms, the master bedroom with an en-suite shower room
- Family bathroom

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





In addition, the property includes driveway parking for two cars, a single garage, and gardens both front and back.

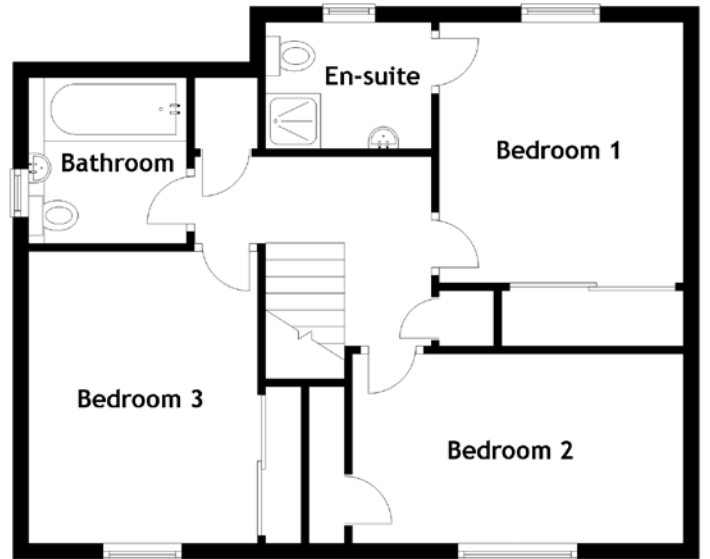
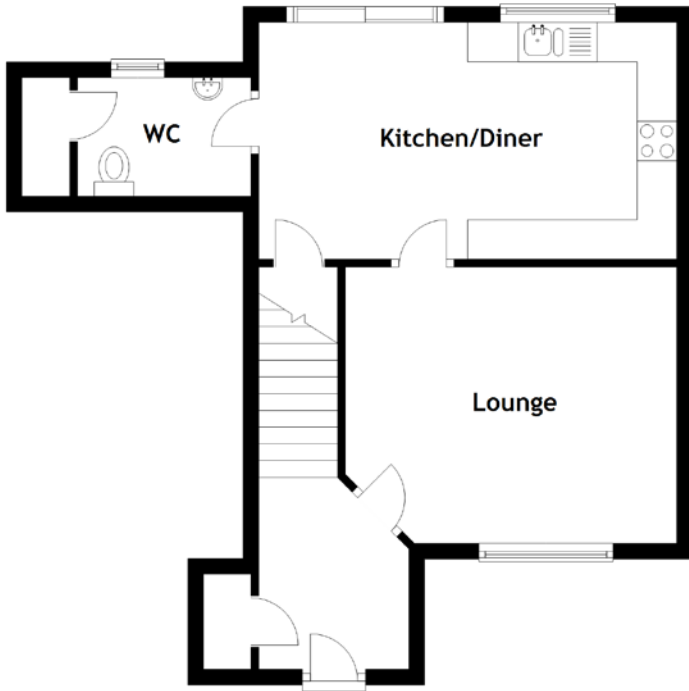
This is a really special location with so many beautiful beaches nearby and the famous Chanonry Point within walking distance, you might even catch a glimpse of some dolphins.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

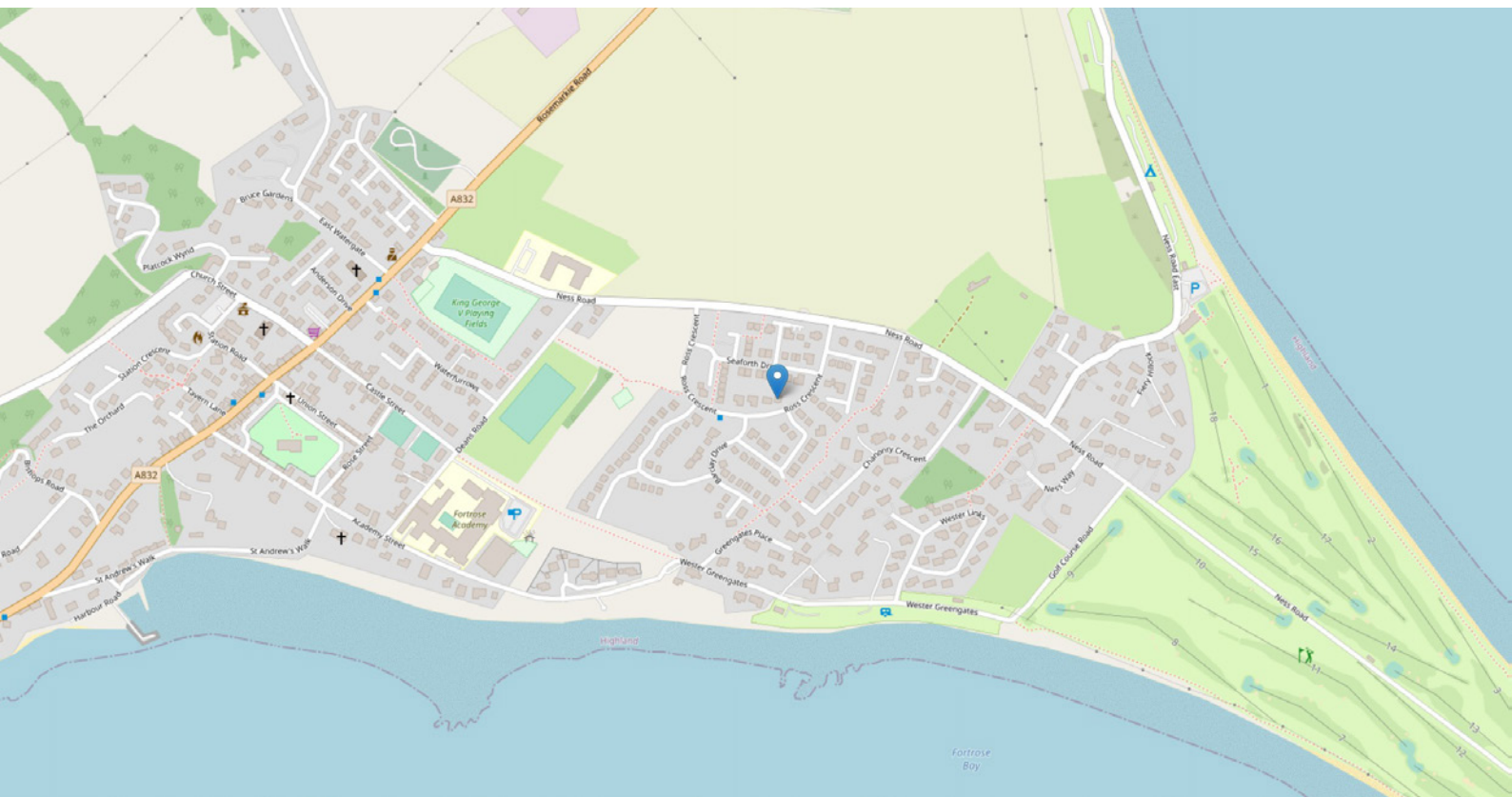


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen/Diner	5.30m (17'5") x 3.00m (9'10")
WC	2.20m (7'3") x 1.50m (4'11")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")

En-suite	2.10m (6'11") x 1.60m (5'3")
Bedroom 2	4.20m (13'9") x 2.40m (7'10")
Bedroom 3	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

This brilliant detached home is located in the heart of Fortrose, on the world-famous Black Isle, Fortrose and neighbouring Rosemarkie villages have many local amenities including a medical centre, pharmacy, convenience store, butcher, bank and Post Office, as well as a number of coffee shops/restaurants and hotel facilities. Rosemarkie's sandy beach, the enchanting Fairy Glen, the remarkable Fortrose Cathedral, Fortrose Leisure Centre, James Braid's excellent Fortrose and Rosemarkie championship golf course are within easy reach and the amazing spectacle of dolphins at play near Chanonry Point are almost on your doorstep, only minutes walk away. The property is within the catchment area of Fortrose Academy, which is consistently one of the top-performing schools in Scotland with Fortrose Nursery and nearby Avoch Primary School, providing early-year learning.







The property is fifteen miles from the Highland's capital city of Inverness where an even wider range of facilities is available. Acknowledged to be one of the fastest-growing cities in Europe, Inverness provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport is well connected to other UK and overseas destinations.

The Scottish Highlands are a magnet to lovers of the outdoors with easy access to the winter and summer sports playground of The Cairngorms National Park. The ruggedness of the North West Highlands often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



  
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