




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

Autumn Gold

AIRD PLACE, BALBLAIR, DINGWALL, HIGHLAND, IV7 8LR

AUTUMN GOLD,
AIRD PLACE,
BALBLAIR, DINGWALL,
HIGHLAND,
IV7 8LR



“IMMACULATE,
SIX-BEDROOM
DETACHED
HOUSE SET IN
A BEAUTIFUL
COASTAL
LOCATION”

Autumn Gold is located in a spectacular location overlooking Udale Bale and The Cromarty Firth. The property is within the catchment area of Fortrose Academy, which is consistently one of the top-performing schools in Scotland with the recently built Resolis Primary School, providing early year learning.

The charming nearby villages of Cromarty and Fortrose on the famous Black Isle, have many local amenities including a choice of medical centres, pharmacy, convenience stores, butcher and Post Office, as well as a number of coffee shops, restaurants and hotel facilities.

Rosemarkie's sandy beach, the enchanting Fairy Glen and James Braid's excellent Fortrose & Rosemarkie championship golf course and the amazing spectacle of dolphins at play near Chanonry Point are all within easy reach.

The property is around a 25-minute drive from the Highland's capital city of Inverness where an even wider range of facilities are 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.





THE INTERIOR

PART-EXCHANGE AVAILABLE - McEwan Fraser Legal are delighted to offer an exciting opportunity to purchase this beautifully presented, detached six-bedroom house with panoramic coastal views over The Cromarty Firth. The property has been operating as a very successful guest house but would also make a wonderful family home.

The spacious accommodation is set over two levels with the ground floor consisting of entrance vestibule, inner hallway, bright double aspect lounge with wood-burning stove, dining-room, modern fitted kitchen (including double oven, integrated dishwasher, ceramic hob & instant hot water tap), sun room, bedroom with en suite shower room, two additional bedrooms, bathroom with separate shower cabinet, utility room with space for washing machine and tumble dryer. Luxurious and hardwearing Amtico flooring has been laid in the lounge, dining room, hallway and conservatory.

The upper floor comprises of lounge landing and three bedrooms, all having en suite shower facilities

The fabulous location on The Black Isle provides amazing views over The Cromarty Firth and Udale Bay.

The property benefits from oil-fired central heating, CCTV and double-glazing.

The property sits in a large area of landscaped low-maintenance garden ground laid mainly to gravel with a multitude of gorgeous flowering shrubs while the covered rear patio is the ideal place from which to enjoy the view.

A large chipped driveway provides parking for a number of vehicles and leads to the garage which has a recently fitted electrically operated roller door.

This immaculate yet versatile home would be an ideal purchase for a buyer with a large family or alternatively someone looking for a change of lifestyle with a regular income.



LOUNGE



SUNROOM



KITCHEN



UTILITY



LOWER HALL







BEDROOM FOUR



BEDROOM FOUR EN-SUITE



BEDROOM FIVE



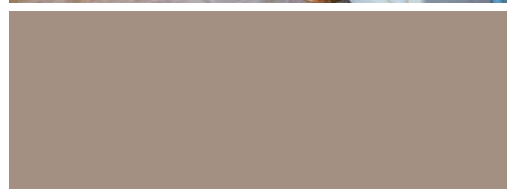
BEDROOM FIVE EN-SUITE



BEDROOM SIX



BEDROOM SIX EN-SUITE



UPPER HALL



VIEW FROM GARDEN

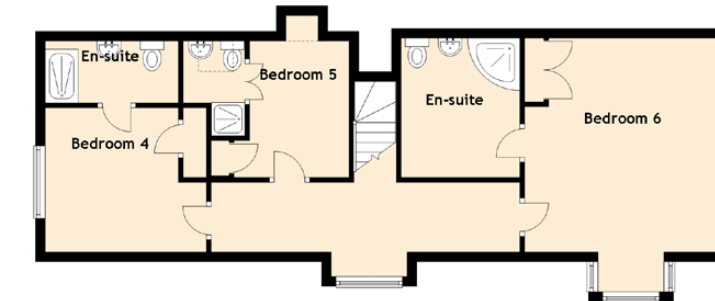


VIEW FROM PATIO



SPECIFICATIONS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.80m (12'6")
Kitchen	4.40m (14'5") x 3.50m (11'6")
Utility	3.70m (12'2") x 1.70m (5'7")
Sun Room	3.10m (10'2") x 3.00m (9'10")
Dining Room	4.40m (14'5") x 2.90m (9'6")
Bathroom	3.70m (12'2") x 1.80m (5'11")
Bedroom 1/ Gym	3.50m (11'6") x 3.29m (10'10")
Bedroom 2	3.70m (12'2") x 3.70m (12'2")
En-suite	3.70m (12'2") x 1.50m (4'11")
Bedroom 3	3.20m (10'6") x 3.20m (10'6")
En-suite	2.80m (9'2") x 1.30m (4'3")
Bedroom 4	3.40m (11'2") x 2.80m (9'2")
En-suite	3.10m (10'2") x 2.50m (8'2")
Bedroom 5	4.50m (14'9") x 2.00m (6'7")
Bedroom 6	6.20m (20'4") x 4.20m (13'9")

Gross internal floor area (m²) - 219m² EPC Rating - D

Extras (Included in the sale): Double oven, integrated dishwasher, ceramic hob & instant hot water tap. Fitted floor coverings and CCTV system.

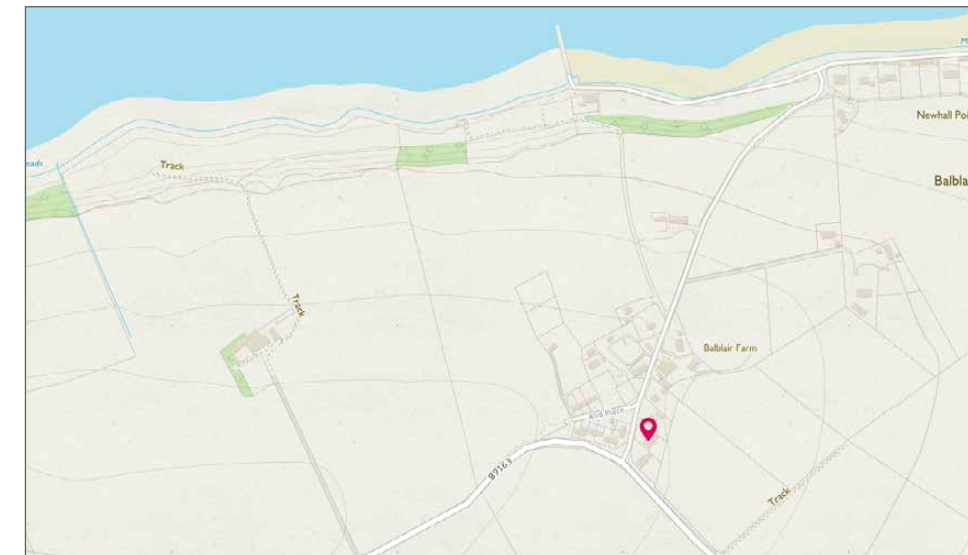


Image credit: <https://www.ardiansurvey.co.uk/images/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer