



**McEwan Fraser Legal**

Solicitors & Estate Agents

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10A Rose Street

AVOCH, HIGHLAND, IV9 8QF



Avoch Beach, Munloch Bay, Avoch Sea Front and Channory Point lighthouse

Avoch



This old fishing cottage is located in the popular village of Avoch on the Black Isle which is well known for its welcoming community, it is close to the beach and harbour and has easy access to all the facilities that the village offers. This picturesque village has many local amenities and attractions and includes a convenience store, bank and Post Office, as well as a fish and chip shop, 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 Golf Course and the amazing spectacle of dolphins at play near Chanonry Point are all within easy reach.





Avoch Harbour Marina, Parish Church, War Memorial and view



Avoch is ten miles from the Highland 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 (twenty-one miles away) is well connected to other UK and overseas destinations. The Scottish Highlands are a magnet for 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.





10A Rose Street



Although 10A Rose Street would benefit from a general upgrade the property would make an ideal holiday cottage or a comfortable home in a very popular Highland seaside village.

On the ground floor, the property consists of an entrance conservatory, sitting room, galley kitchen, bathroom, main lounge with double formation windows and open fireplace.

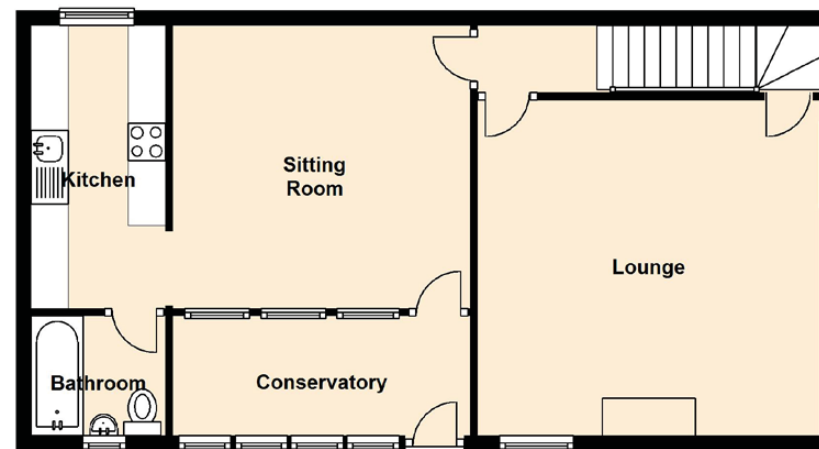
The stairs lead to the first floor and take you to the first bedroom which is open plan with storage wardrobes and two further double bedrooms complete the accommodation.

There is a side garden which is walled and easily maintained, this includes a large wooden building which was a former net storage and would make an ideal workshop. This is a great opportunity to purchase a property with the potential to create a lovely second or main home in a super location.



Floor Plan, Dimensions & Map

Ground Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Sitting Room	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 1.80m (5'11")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Bedroom 3	3.90m (12'10") x 2.50m (8'2")
Bathroom	1.80m (5'11") x 1.60m (5'3")
Conservatory	4.00m (13'1") x 1.60m (5'3")

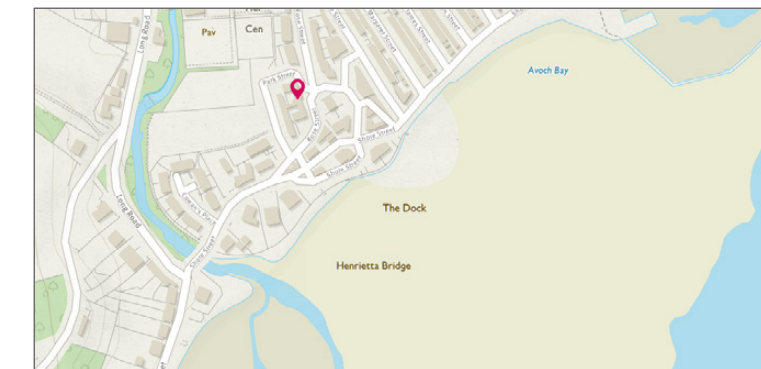
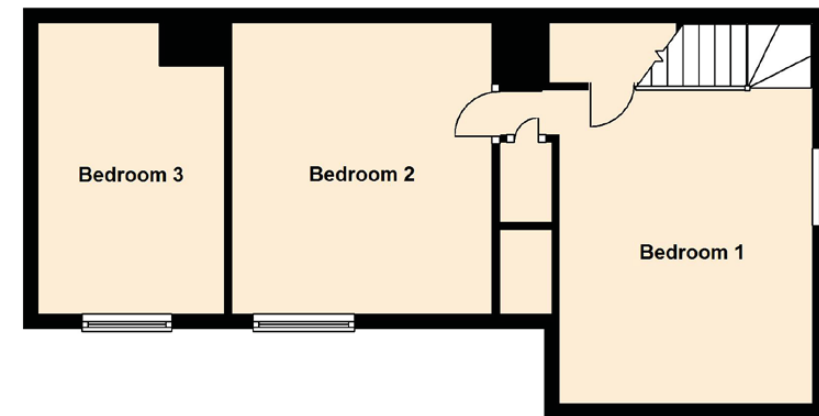
Gross internal floor area (m²) - 81m²

EPC Rating - G

Extras
(Included in the sale)

All floor covering and blinds, where applicable, are included in the sale.

First Floor






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Part
Exchange
Available

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Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer