

32 Feddon Hill

FORTROSE, IV10 8SP



*AN IDEAL HOLIDAY LET WITH SOME OF THE NORTH
OF SCOTLANDS MOST BEAUTIFUL ATTRACTIONS*



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This brilliantly located two bedroom semi-detached bungalow has been a very lucrative and successful holiday let property for the current owner, it is in walk-in condition so perfect for someone local looking to purchase for full-time residential accommodation but its ready from day one for anyone looking for an investment to start making an immediate return on their money with the thriving “staycation” market in the Highlands, with Inverness airport being around 30 minutes drive away and offering daily flights to and from London Gatwick

Inside the bungalow comprises of:

- Open plan kitchen lounge area with modern white gloss units and wood effect work surfaces and back door with direct access to the patio area
- Modern shower room
- Two double bedrooms

Externally the property also offers driveway parking for 2/3 cars, with a side gate to the rear garden which is set over two levels with a lower patio seating area and slightly raised lawn area. This is a perfect highland property with stunning elevated views from the front of the property and some of the highest-rated “things to do” in the Highlands on your doorstep.



Open Plan Living



Bedroom 1





Bedroom 2

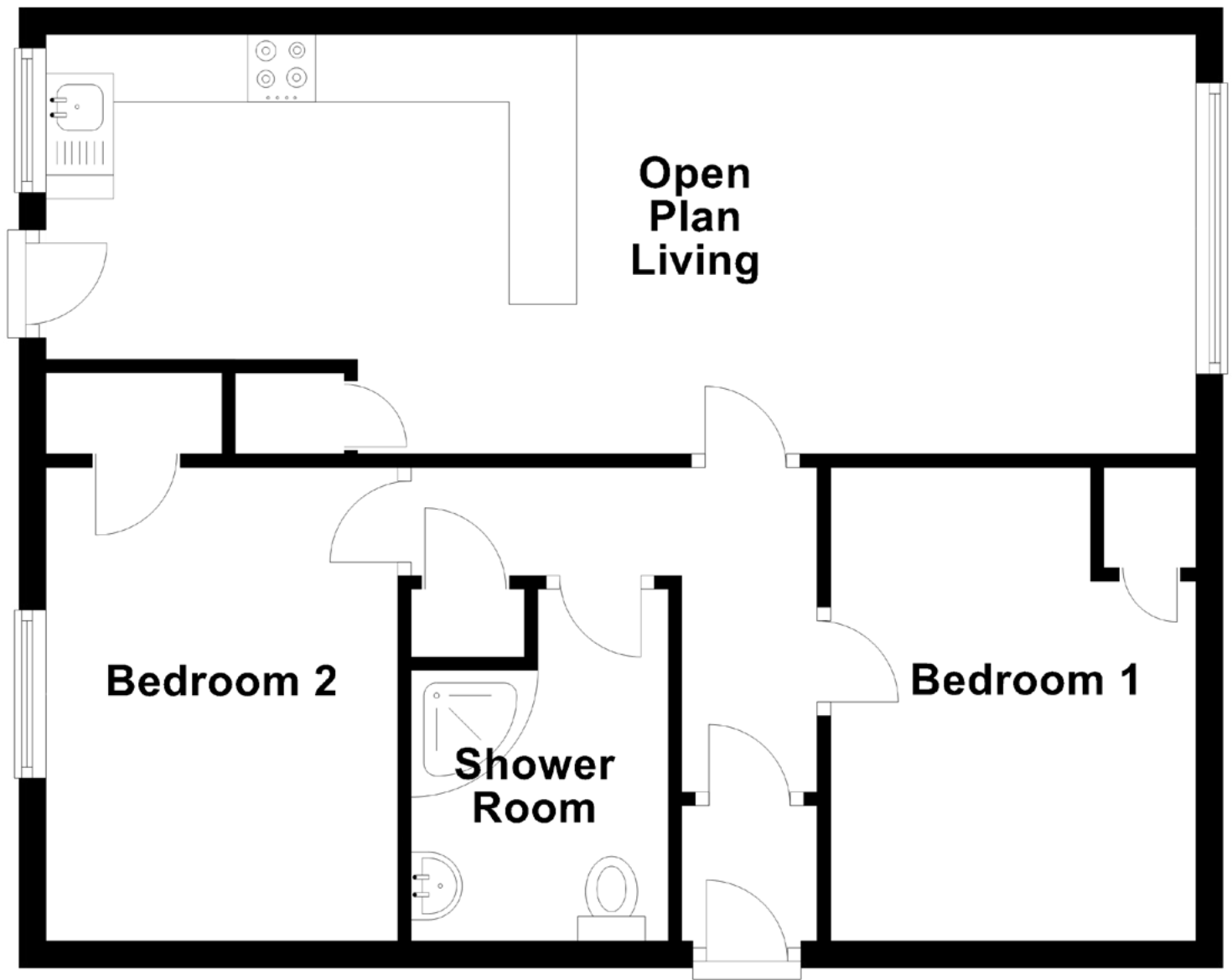




Shower Room







Approximate Dimensions
(Taken from the widest point)

Open Plan Living	8.50m (27'11") x 3.10m (10'2")
Bedroom 1	3.50m (11'6") x 2.70m (8'10")
Bedroom 2	3.50m (11'6") x 2.60m (8'6")
Shower Room	2.60m (8'6") x 1.90m (6'3")

Gross internal floor area (m²): 57m²

EPC Rating: E

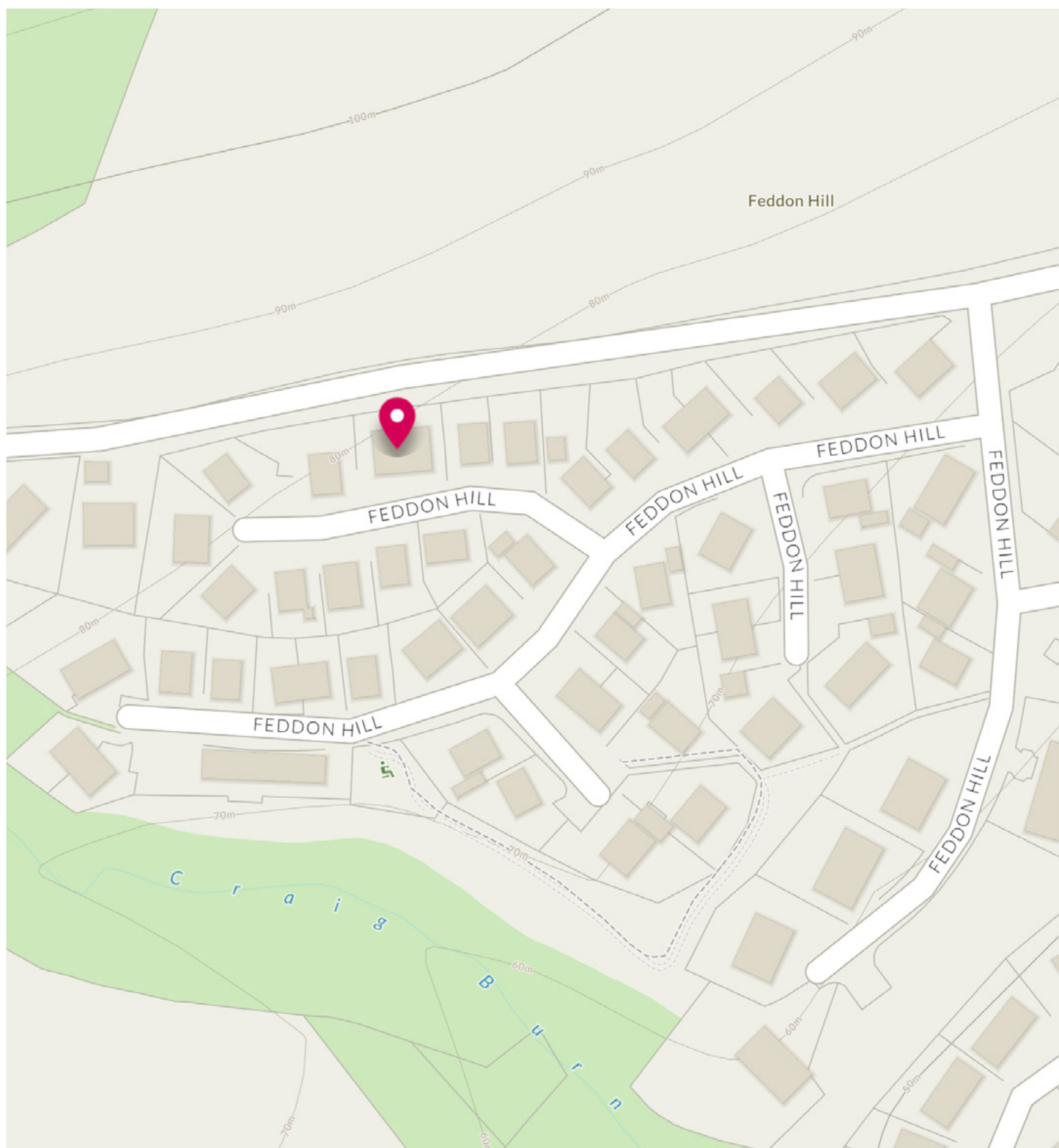


This brilliant bungalow is set in an elevated position just outside the villages of Fortrose and Rosemarkie. The property is within the catchment area of Fortrose Academy, which is consistently one of the top-performing schools in Scotland with Fortrose Nursery and nearby Avoch Primary School, providing early year learning. The two villages, on the world-famous Black Isle, 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 and the amazing spectacle of dolphins at play near Chanonry Point are all within easy reach.

The property is fifteen miles 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 (nine miles away) is well connected to other UK and overseas destinations.

The Location





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Part
Exchange
Available



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