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1 Cathedral Square

FORTROSE, IV10 8TB



Fortrose

IV10 8TB

“... a magnet to lovers of the outdoors with easy access to the winter and summer sports playground of The Cairngorms National Park ...”

This attractive Victorian property looks on to the grounds of the Cathedral in The Royal Burgh of Fortrose and is close to 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. This picturesque village on the Black Isle has 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.

Fortrose is fourteen miles from the Highland's capital city of Inverness where an even wider range of facilities are available. Inverness is still 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 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.



1 Cathedral Square

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Dunallan is an impressive dwelling house located within the popular coastal village of Fortrose. This stunning period family home dating back to the 1900's retains many original features and offers generous accommodation over three floors. This family home will suit a number of buyers due to the flexible living accommodation, the size and layout would be ideal for a large or extended family. The property also offers the opportunity to provide an additional income from the use of the ground floor apartment, this area would make a super holiday let or provide B&B accommodation, in addition, it would also be ideal for an elderly parent or older teenagers. This apartment has it's own front door and previously was separated from the first floor by a door at the front reception entrance, depending on the new owner's requirements this could easily be re-instated. The property has many pleasing features and benefits from excellent storage throughout.

The accommodation is well portioned and briefly consists of:

GROUND FLOOR APARTMENT: Inner hall, lounge, two bedrooms, kitchen, shower room and rear entrance vestibule. The front entrance hallway also has access to this accommodation and the first floor via a feature staircase.

FIRST FLOOR: Large landing, dining room, music room, double bedroom, generous kitchen & bathroom.

ATTIC FLOOR: Landing and three bedrooms.

The subjects are located within a private residential area of similar types of properties within the village, the front garden has a walled boundary with feature iron works. The garden is fully enclosed and provides a safe area for kids and pets. It has an area of lawn, bushes, plants and pathways all of which are easy to maintain. The sturdy secure garden shed is included in the sale.

A lovely period property that you would be proud to call home, early viewings are highly recommended and by appointment only.



"... an impressive dwelling house located within the popular coastal village of Fortrose ..."





MIDDLE HALL



MUSIC ROOM



KITCHEN



BATHROOM



DINING ROOM

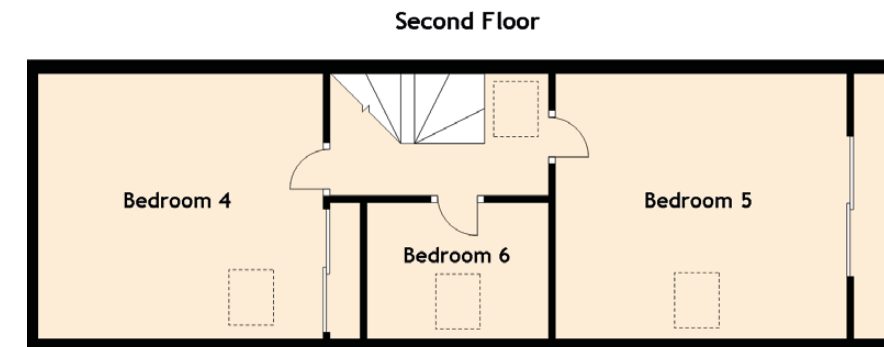
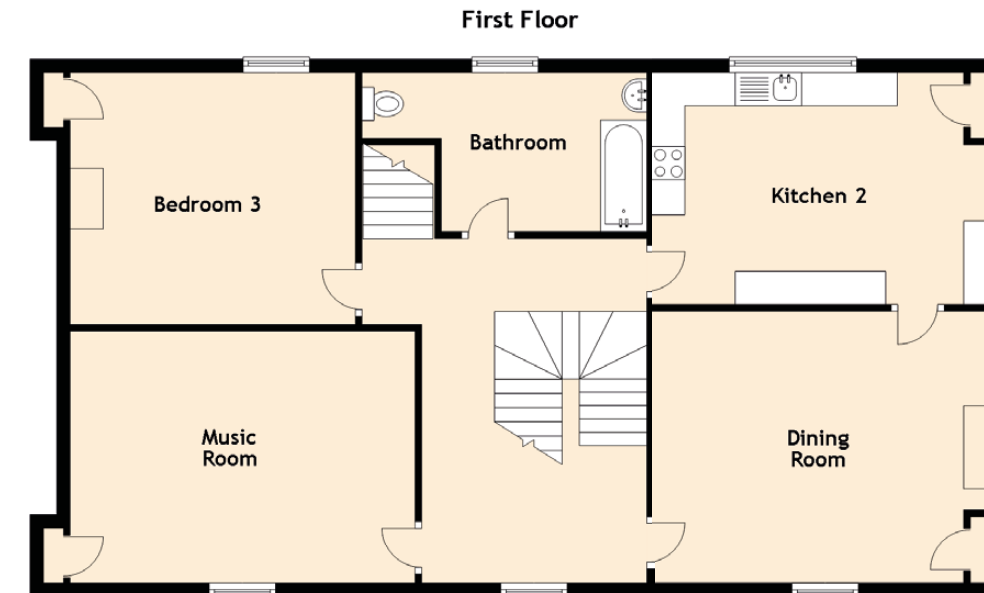
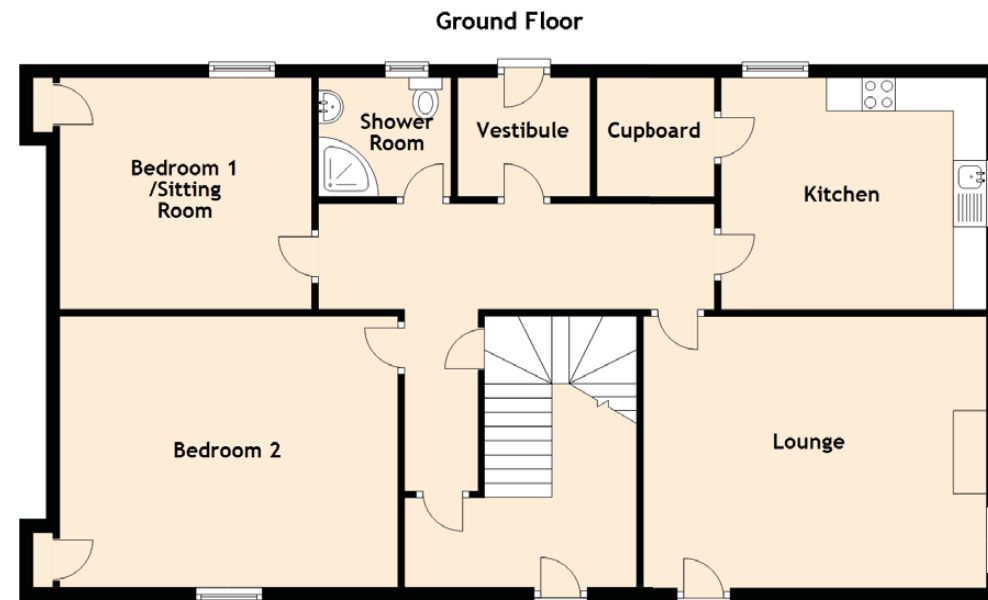


BEDROOM 3



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Vestibule	2.10m (6'11") x 2.00m (6'7")
Lounge	5.20m (17'1") x 4.10m (13'5")
Kitchen	4.00m (13'1") x 3.50m (11'6")
Bedroom 1/Sitting Room	3.80m (12'6") x 3.50m (11'6")
Bedroom 2	5.10m (16'9") x 4.10m (13'5")
Shower Room	2.00m (6'7") x 1.80m (5'11")
First Floor	
Kitchen 2	5.20m (17'1") x 3.50m (11'6")
Dining Room	5.30m (17'5") x 4.10m (13'5")
Bedroom 3	4.30m (14'1") x 3.80m (12'6")
Music Room	5.20m (17'1") x 4.00m (13'1")
Bathroom	3.10m (10'2") x 2.40m (7'10")
Second Floor	
Bedroom 4	4.30m (14'1") x 4.00m (13'1")
Bedroom 5	4.40m (14'5") x 4.00m (13'1")
Bedroom 6	3.30m (10'10") x 2.06m (6'9")

Gross internal floor area (m²): 268m²

EPC Rating: F

Extras (Included in the sale): There is a cellar under the stairwell. All fixed floor covering, curtains and blinds where applicable are included in the sale.



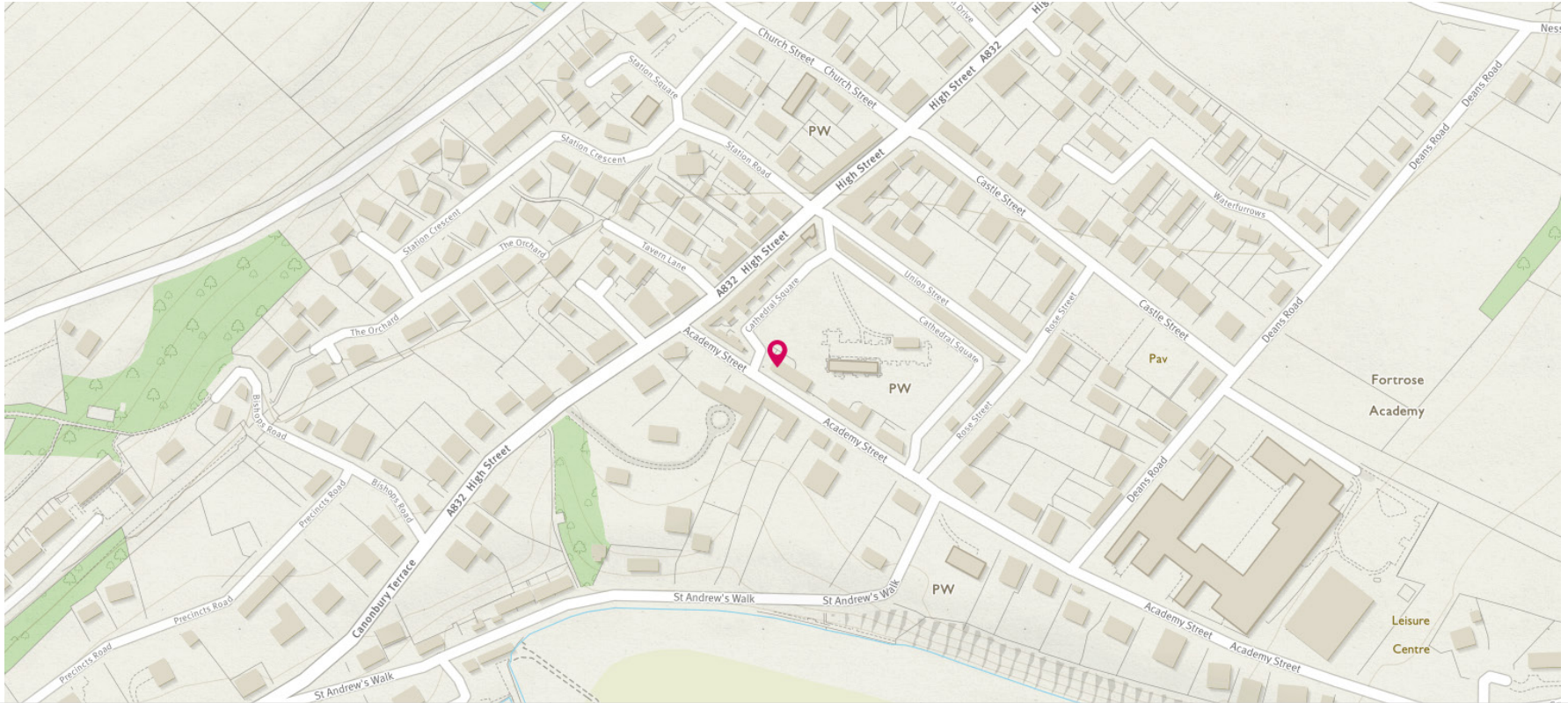


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Text and description
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