



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

**Dorran Cottage**

DAVIDSTON, CROMARTY, IV11 8XX



## THE LOCATION

Cromarty, poised on the tip of the Black Isle at the mouth of the Cromarty Firth is the Highlands' best-preserved historic town. But Cromarty is more than just an 18th-century town in stasis. It can provide a wealth of attractions: sandy beaches, unusual architecture, Bottlenose Dolphins, eating places, a multi-award winning museum, Brewery beautiful, stunning countryside, wildlife, and bird reserves of international importance, to name but a few.

Cromarty combines the advantages of its convenience as a base from which to travel throughout the Highlands, with an apparent detachment from the mainstream hustle and bustle, giving the best of both worlds with it being only 40 minutes drive from Inverness, the 'Capital of the Highlands'.

For over 700 years Cromarty's livelihood has depended on its proximity to the sea and to its fertile farmlands. Its fortunes have fluctuated constantly, peaking in the 17th century with trade with Norway, Sweden, Holland and even the Mediterranean, and then again in the herring boom of the 19th century when dozens of fishing boats sailed from its harbour, its due to these booms that Cromarty is preserved today as the most attractive town on the east coast of the Highlands.





## DORRAN COTTAGE

McEwan Fraser Legal is delighted to present this four-bedroom detached cottage in Cromarty.

The property is a blank canvas that is prime for refurbishment, potential extension and development (subject to planning permissions). The rear of the property showcases excellent unspoilt views of the Cromarty firth. The cottage is set in the grounds of Davidston farm and has just over 1 acre of land with it.

The property comprises of:

- Four bedrooms
- Spacious living area with water views
- Separate kitchen area
- Just over 1 acre of land
- Spectacular Cromarty Firth views

In addition to this, the property includes parking to the front of the building. This is a rare opportunity to acquire a rural cottage just waiting to be modernised in a fantastic location.





*“... A RARE OPPORTUNITY TO ACQUIRE A RURAL COTTAGE JUST WAITING TO BE MODERNISED IN A FANTASTIC LOCATION ...”*







# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

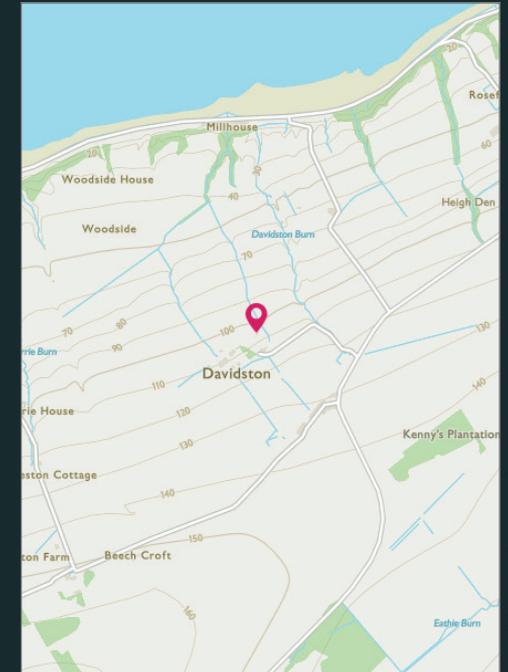


Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	6.70m (22') x 5.70m (18'8")
Kitchen	3.70m (12'2") x 3.50m (11'6")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.40m (11'2")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bedroom 4	3.20m (10'6") x 2.80m (9'2")
Shower Room	3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>

EPC Rating: E






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

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Text and description  
**CRAIG PETERS**  
Surveyor



Professional photography  
**MICHAEL MORLEY**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer