



NEWTON HOUSE

INSCH ROAD, AVOCH, HIGHLAND, IV9 8RD

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This attractive property is located in an elevated, scenic location just outside the village of Avoch. 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 Avoch Primary School, providing early year learning.

Avoch, on The Black Isle, has many local amenities including convenience store, Post Office, a choice of carry-out food outlets and hotel facilities and is easily commutable to Inverness (13 miles away). The small but busy harbour is home to both small fishing boats and leisure craft with Rosemarkie's sandy beach, Fortrose Leisure Centre, 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. 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 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.



McEwan Fraser Legal are delighted to offer a very rare opportunity to purchase this attractive, architect designed and modern five-bedroom villa located in an elevated, scenic location just outside the village of Avoch. This unique location allows a spectacular 180 degree panoramic vista stretching from the hills of Strathconon to the west, over the city of Inverness itself, then south over Chanonry Point and Fort George and east over Nairn to the Culbin sands and hills above Burghead.

The generous accommodation is set over three levels and is entered via the entrance vestibule into the main hallway giving access to the large open-plan kitchen/family room/sun-room dining area. The high quality, fitted kitchen incorporates an oil-fired Aga cooker, dishwasher and fridge-freezer with a westerly aspect while the family room faces south. The dining area has modern French doors leading to a Caithness stone patio, a real sun trap in summer, with views to the south over Inverness and west to the hills. The utility room, off the kitchen, has a fitted washing machine and a tumble drier.

This floor also contains two double bedrooms, a family bathroom and an office, a versatile room which could easily be used as a further bedroom, dining room, playroom etc. Stairs lead down from the hallway to the integrated double garage on the lower level. The spacious and bright lounge has a middle floor all to itself emphasising the be-spoke nature of this room with its individually carved fitted bookshelves offset by the open fireplace. The upper floor comprises of master bedroom with en-suite shower, WC & basin, along with good sized walk-in wardrobe. Two further bedrooms and a family shower room with WC and basin complete the accommodation on this floor. All five bedrooms come with large fitted wardrobes and the house benefits from full oil-fired central heating and double glazing throughout.

The property sits in large garden grounds laid to lawn with shrub borders and is accessed via a long circular chipped driveway with generous parking to the double garage/workshop. The garage is designed to allow the possibility of a self-contained annexe to be installed. This could offer a separate living space for a relative or alternatively letting accommodation (subject to obtaining the relevant permissions). The rear garden is fully enclosed and safe for small children and pets.

The delightful property makes a great family home but also has great potential for a Bed & Breakfast/Guest House establishment.







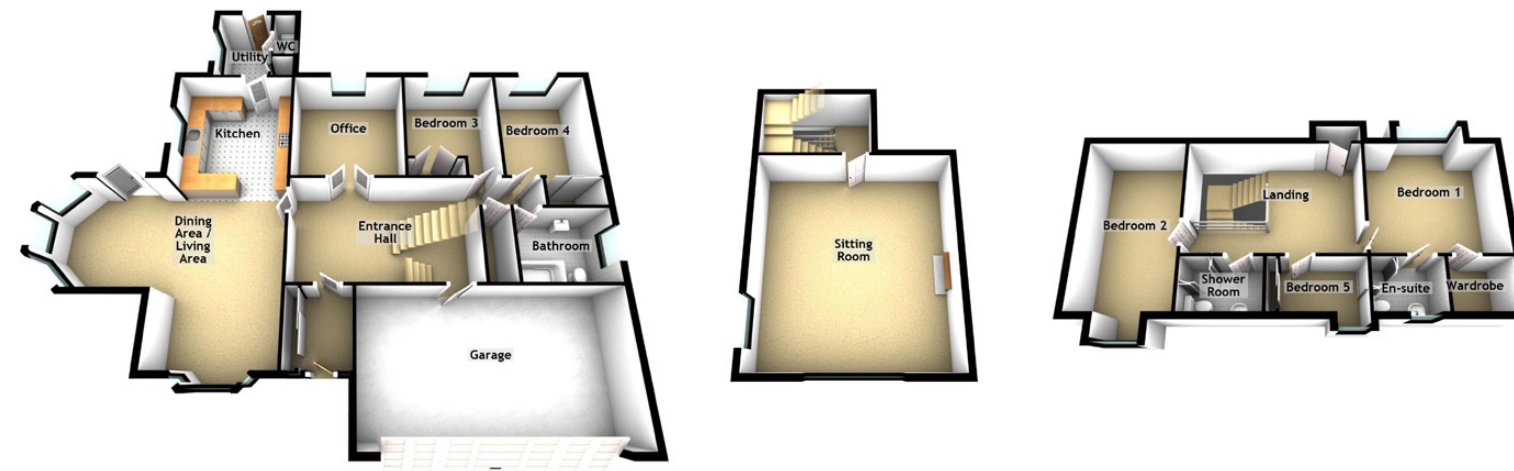
**"...THE UPPER FLOOR
COMPRISES OF MASTER
BEDROOM WITH EN-SUITE
SHOWER..."**





SPECIFICATIONS

FLOOR PLAN & LOCATION



Approximate Dimensions (Taken from the widest point)

Dining Area / Living Area : 6.94m (22'9") x 5.30m (17'5")
 Kitchen : 3.59m (11'9") x 3.47m (11'5")
 Utility : 2.47m (8'1") x 2.37m (7'9")
 WC : 1.56m (5'1") x 0.69m (2'3")
 Office : 3.59m (11'9") x 3.31m (10'10")
 Bedroom 3 : 2.76m (9'1") x 2.73m (8'11")

Bedroom 4 : 3.46m (11'4") x 2.75m (9')
 Bathroom : 2.48m (8'2") x 2.12m (6'11")
 Entrance Hall : 7.24m (23'9") x 3.05m (10')
 Garage : 7.11m (23'4") x 4.00m (13'1")
 Sitting Room : 6.16m (20'3") x 5.70m (18'8")
 Landing : 4.95m (16'3") x 2.71m (8'11")
 Bedroom 2 : 6.12m (20'1") x 2.76m (9'1")
 Shower Room : 2.50m (8'2") x 2.20m (7'3")
 Bedroom 5 : 2.08m (6'10") x 2.00m (6'7")

En-suite : 1.93m (6'4") x 1.74m (5'8")
 Bedroom 1 : 3.86m (12'8") x 3.77m (12'5")
Gross internal floor area (m²) : 216m²
EPC Rating : E
Extras (Included in the sale) : Aga oil-fired stove, dish-washer, fridge/freezer, washing machine & tumble-dryer.




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**Part
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 Available**

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