



**McEwan Fraser Legal**

Solicitors & Estate Agents

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18 Mackay Terrace

AVOCH, HIGHLAND, IV9 8QY

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SPACIOUS THREE BEDROOM END-TERRACED HOME IN ATTRACTIVE HARBOUR VILLAGE

This property is located in the seaside Black Isle village of Avoch close to the village primary school with senior pupils being catered for at the highly renowned Fortrose Academy. This picturesque village has many local amenities including a convenience store, three carry-out restaurants, Post Office, as well as a number of coffee shops, hotel facilities and busy working harbour.

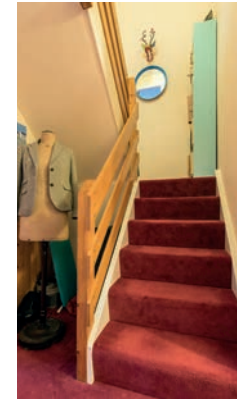
The village is just over eleven miles from the Highland capital city of Inverness where a wider range of facilities is available.

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 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 an excellent opportunity to purchase this spacious three bedrooms end-terraced house located in a popular residential area in the attractive Black Isle village of Avoch. The accommodation is constructed over two levels and is entered via the main hallway giving access to the large bright lounge/dining room with patio doors to the garden, kitchen with modern units & breakfast bar leading to conservatory, WC and large walk-in cupboard on the ground floor. The upper floor has three double bedrooms and a modern bathroom with separate double shower.

The property benefits from oil-fired central heating and double glazing. The rear garden is also laid partly to decking and a paved patio area. This property would make an ideal starter purchase or buy-to-let investment with flexibility to create a downstairs shower room.



KITCHEN / LOUNGE / CONSERVATORY / DINING ROOM / CONSERVATORY / BEDROOMS / FAMILY BATHROOM / WC



SPECIFICATIONS

FLOOR PLAN & LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge	6.80m (22'4") x 3.55m (11'8")
Kitchen	3.80m (12'6") x 2.30m (7'7")
Conservatory	3.60m (11'10") x 2.40m (7'10").
Large Cupboard	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.52m (11'7") x 3.20m (10'6")
Bedroom 3	3.04m (10') x 2.30m (7'7")
Bathroom	2.90m (9'6") x 2.31m (7'7")

WC 1.40m (4'7") x 1.20m (3'11")

Gross internal floor area (m²) - 98 m²

EPC Rating - D

Extras

(Included in the sale)

Integrated oven & hob.

Ground Floor



First Floor



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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Part
Exchange
Available

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