

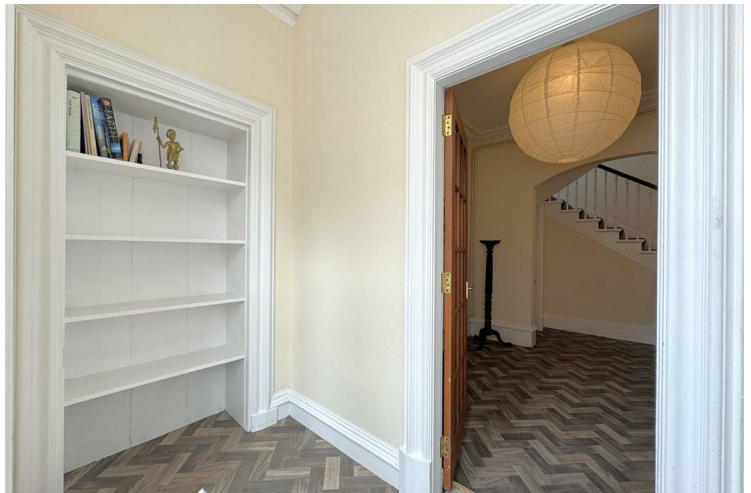
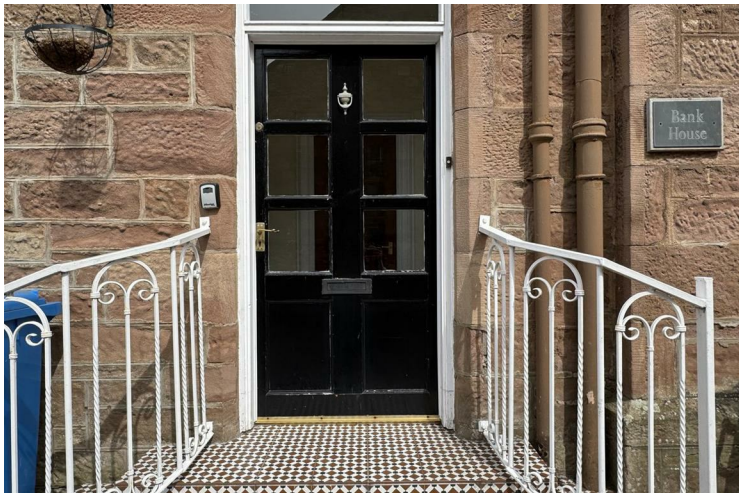


Innes & Mackay

BANK HOUSE, 23 HIGH STREET FORTROSE, IV10 8SX

- SUBSTANTIAL FOUR BEDROOM APARTMENT LOCATED IN THE POPULAR VILLAGE OF FORTROSE
- LOCATED WITHIN WALKING DISTANCE OF LOCAL AMENITIES
- GENEROUS ACCOMMODATION THROUGHOUT
- IDEAL BUY TO LET INVESTMENT
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES

**OFFERS OVER
£290,000**



PROPERTY DESCRIPTION

This impressive three-storey Victorian apartment is perfectly situated in the sought-after village of Fortrose, just a short walk from local shops, cafés, and the beach. Previously run as a successful holiday let, this apartment offers spacious and flexible accommodation that would suit both families and investors. Offering generous accommodation throughout, this property also benefits from an enclosed garden and allocated parking. Early viewing is recommended in order to appreciate the charm and character on offer with this unique apartment.

LOCATION

Fortrose is a popular and thriving historical town with an excellent range of local shops and amenities including a doctors surgery, chemist, library, leisure centre, co-op, bakery and gifts shops. The shops are varied with some offering a good range of local produce whilst the amenities include a sailing club at Fortrose Harbour and a golf course set in a stunning location. Fortrose Academy is a highly sought-after secondary school. The primary school is located approximately two miles away in Avoch. Fortrose is within easy commuting distance to Inverness and Dalcross Airport all adding to the convenience and appeal of this location.

GARDEN

There is an enclosed garden to the rear, which is

predominantly laid to gravel and has a paved patio area which acts as an ideal space for outdoor entertaining. The garden also enjoys a timber shed and a variety of plants, trees and shrubs.

ENTRANCE VESTIBULE

The external door opens into the vestibule which is laid with vinyl and benefits from a recessed shelf area and integral storage cupboard. A glazed door opens to the hallway.

HALLWAY

The welcoming hallway is laid with vinyl and open to the staircase. From here, access is provided to the cellar.

CELLAR

Stairs lead down to the cellar, which offers additional storage space.

STAIRCASE TO FIRST FLOOR LANDING

The traditional staircase proceeds to the first floor landing where access is provided to the lounge, kitchen, utility room, family bathroom and two bedrooms.

LOUNGE

6.44m x 4.60m widest points (21'1" x 15'1" widest points)

The bright and airy lounge is laid with carpet and boasts a large bay window which provides an abundance of natural



light. An electric feature fireplace with marble hearth and surround acts as a pleasing focal point of this comfortable room.

KITCHEN/DINING ROOM

5.73m x 3.95m (18'9" x 12'11")

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, integral oven, electric hob, extractor hood, dishwasher, under counter fridge and freezer. There is a large window to the front elevation and ample space for dining furniture. Laminate flooring completes this room.

UTILITY ROOM

2.01m x 1.61m (6'7" x 5'3")

The utility room is fitted with a floor based unit, worktop, stainless steel sink with drainer. This room houses the boiler and has space for a washing machine.

BATHROOM

3.14m x 2.65m (10'3" x 8'8")

The large bathroom is furnished with a WC, wash hand basin, bath, walk-in shower with half height doors, wall mounted seat and extractor fan.

BEDROOM 1

5.75m x 3.91m (18'10" x 12'9")

This generous sized bedroom is laid with carpet and has a window to the rear elevation. There is a single shelved press cupboard.



BEDROOM 4/STUDY

2.52m x 2.25m (8'3" x 7'4")

Located to the front of the property, this room is laid with carpet and could be utilised as either a single bedroom, nursery or study,

STAIRCASE TO SECOND FLOOR LANDING

The staircase proceeds to the second floor landing where access is provided to two further bedrooms and a large walk-in storage cupboard.

BEDROOM 2

5.86m x 4.89m widest points (19'2" x 16'0" widest points)

This large double bedroom benefits from an integrated wardrobe, recessed shelved area and its own en-suite shower room. This room is laid with carpet and has a window to the rear elevation.

ENSUITE 2

2.31m x 1.98m (7'6" x 6'5")

This en-suite is furnished with a WC, wash hand basin, shower cubicle and extractor fan.

BEDROOM 3

4.89m x 4.66m widest points (16'0" x 15'3" widest points)

Bedroom three is another large double laid with carpet. This room also benefits from an integrated wardrobe and



en-suite shower room.

ENSUITE 3

2.06m x 1.81m (6'9" x 5'11")

This en-suite is furnished with a WC, wash hand basin, shower cubicle and extractor fan.

HEATING

Oil fired radiator central heating.

GLAZING

Mixture of UPVC double glazing and single glazed sash and casement windows.

PARKING

Private off-street parking for two cars.

COUNCIL TAX BAND - E

EPC BAND - E

SERVICES

Mains water, drainage, electricity, television and telephone points.

EXTRAS INCLUDED

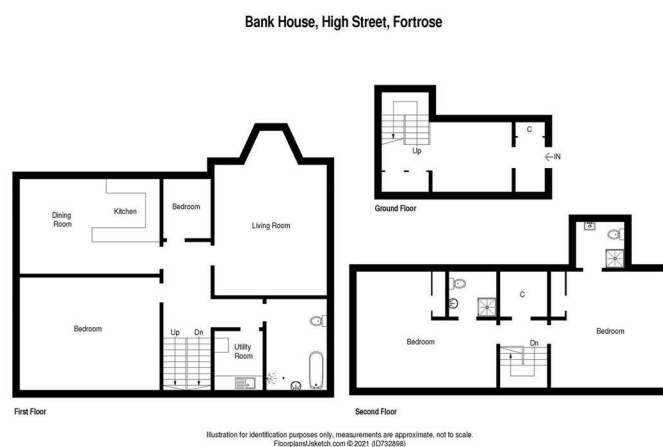
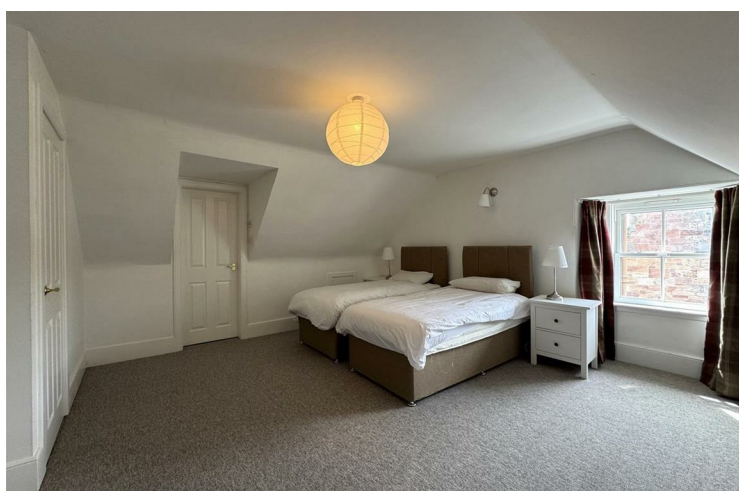
All fitted carpets, floor coverings, window fittings and light fixtures.

VIEWING ARRANGMENTS

Through Innes and Mackay Property Department on 01463 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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