

Galbraith



**OAKFIELD**

46 HIGH STREET, FORTROSE



## OAKFIELD, 46 HIGH STREET, FORTROSE

A traditional, semi-detached villa in the heart of the village of Fortrose.

Inverness 13 miles ■ Airport 20 miles

- Two Reception Rooms. Eight Bedrooms.
- Generous accommodation spread over three floors.
- Private, established garden.
- Off Street parking with EV charging point.
- Within walking distance of the local amenities.

Offers Over £450,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Fortrose is a historic, traditional former fishing village on the Black Isle, a peninsula just to the north of Inverness between the Moray and Cromarty Firths, with fertile rolling countryside, a beautiful coastline of raised beaches and prominent headlands including nearby Chanony Point where dolphins can often be spotted from the shore. The area is popular for its beautiful coastal location and easy access to Inverness. With a central location, Oakfield is within walking distance of the local amenities which include a good range of local shops as well as a harbour, yacht club, a highly-regarded secondary school and a golf course, while at its heart are the remains of the magnificent Fortrose Cathedral. Inverness, about a twenty minute drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

Oakfield is a substantial, semi-detached villa that dates back to the 1850's and which has been in the same ownership for approximately 26 years. This attractive sandstone property is located at the east end of the High Street in the heart of the village and has comfortable and generously proportioned accommodation spread over three floors. It retains some original features including deep skirting boards, picture rails, decorative corning and internal doors, some with beautiful etched glass panelling. The substantial drawing room has two bay windows and was fitted in October 2023 with a high quality wood burning



stove with automatic airflow control. The characterful sitting room, which also has a wood burning stove, has a glazed door to a seating area laid to patio in the rear garden. Of the eight bedrooms, five are located on the first floor, two of which currently being used as home offices, with the remaining three bedrooms being located on the second floor. Oakfield has been well maintained by the current owners with recent improvements including the installation of an oil fired boiler in November 2023 which has a seven year guarantee.

### ACCOMMODATION

Ground Floor - Entrance Vestibule. Hall. Kitchen/Dining Room. Boiler/Utility Room. Cloak/Boot Room. Drawing Room with wood burning stove. Sitting Room with wood burning stove.

First Floor - Landing. Five Bedrooms. Family Bathroom. Shower Room.

Second Floor - Landing. Bathroom. Bedroom/GP Room. Two further Bedrooms.

### GARDEN GROUNDS

The property is approached by the main road to a block paved driveway providing off street parking and with gated access to the enclosed rear garden and further parking with an EV point. The garden is well established, fringed by mature trees and is mainly laid to lawn with colourful flowerbeds stocked with a variety of flora. There are four raised vegetable beds and a sheltered seating area laid to patio which lies adjacent to the property and can be accessed from the sitting room. An area of the garden has been designed to attract wildlife and has a small pond.

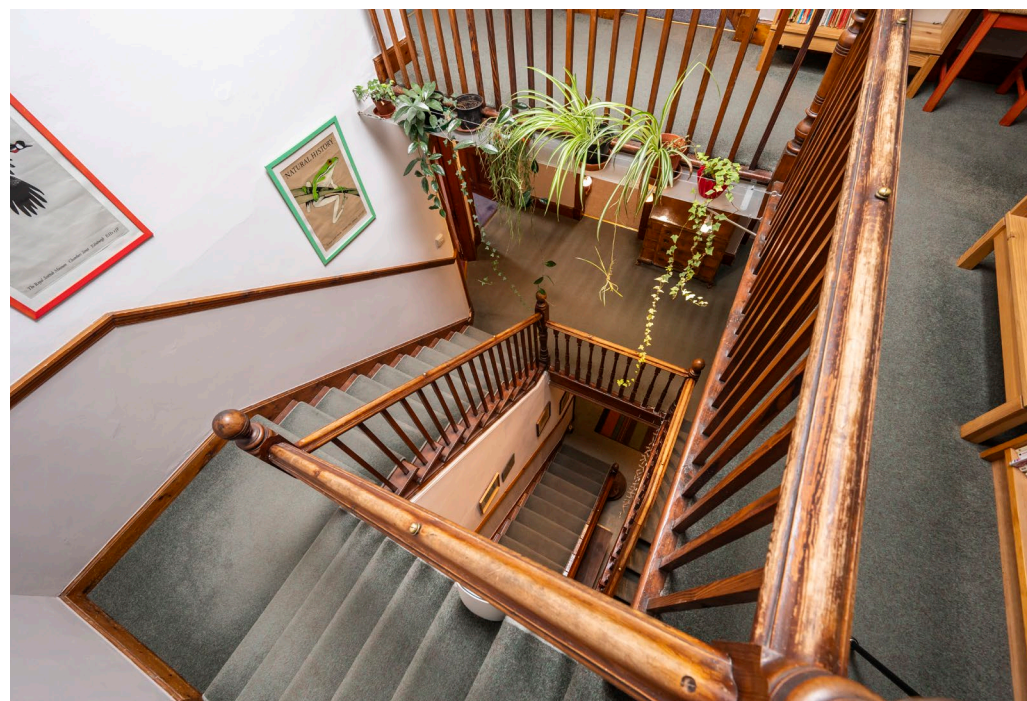
### OUTBUILDINGS

Within the garden is a timber shed, a wood store, a timber summerhouse and a metal tool shed.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil	Band G	Available*	Available*	Band E	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>





## PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

An application, submitted in January 2024, for planning permission in principle is currently under consideration for the development of one property on land that shares part of the SE boundary of Oakfield, reference 24/00233/PIP. Further details can be found at:

<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=S7TOIIHHMJ00>

## DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/kitchen.unsigned.fraction>

## MOVEABLES

All carpets and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

## VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

## POST CODE

IV10 8TF

## SOLICITORS

MacLeod & MacCallum Solicitors  
28 Queensgate  
Inverness  
IV1 1DJ

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

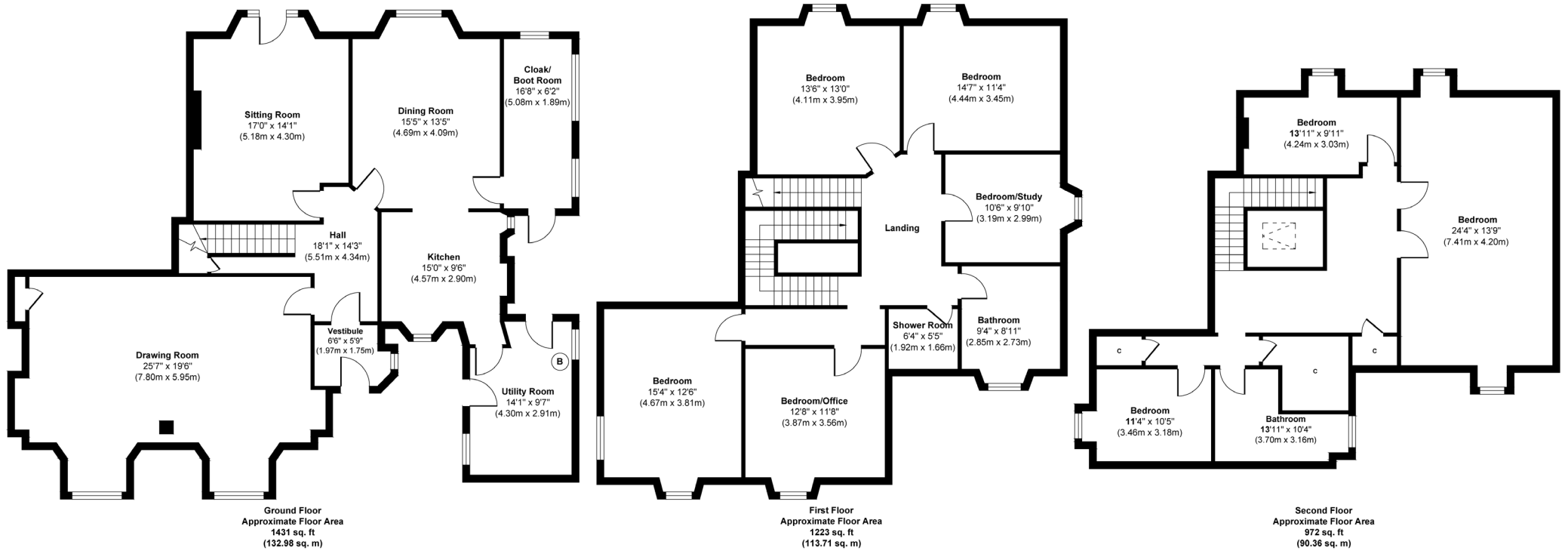
Failure to provide required identification may result in an offer not being considered.







# Oakfield, 46 High Street, Fortrose, IV10 8TF



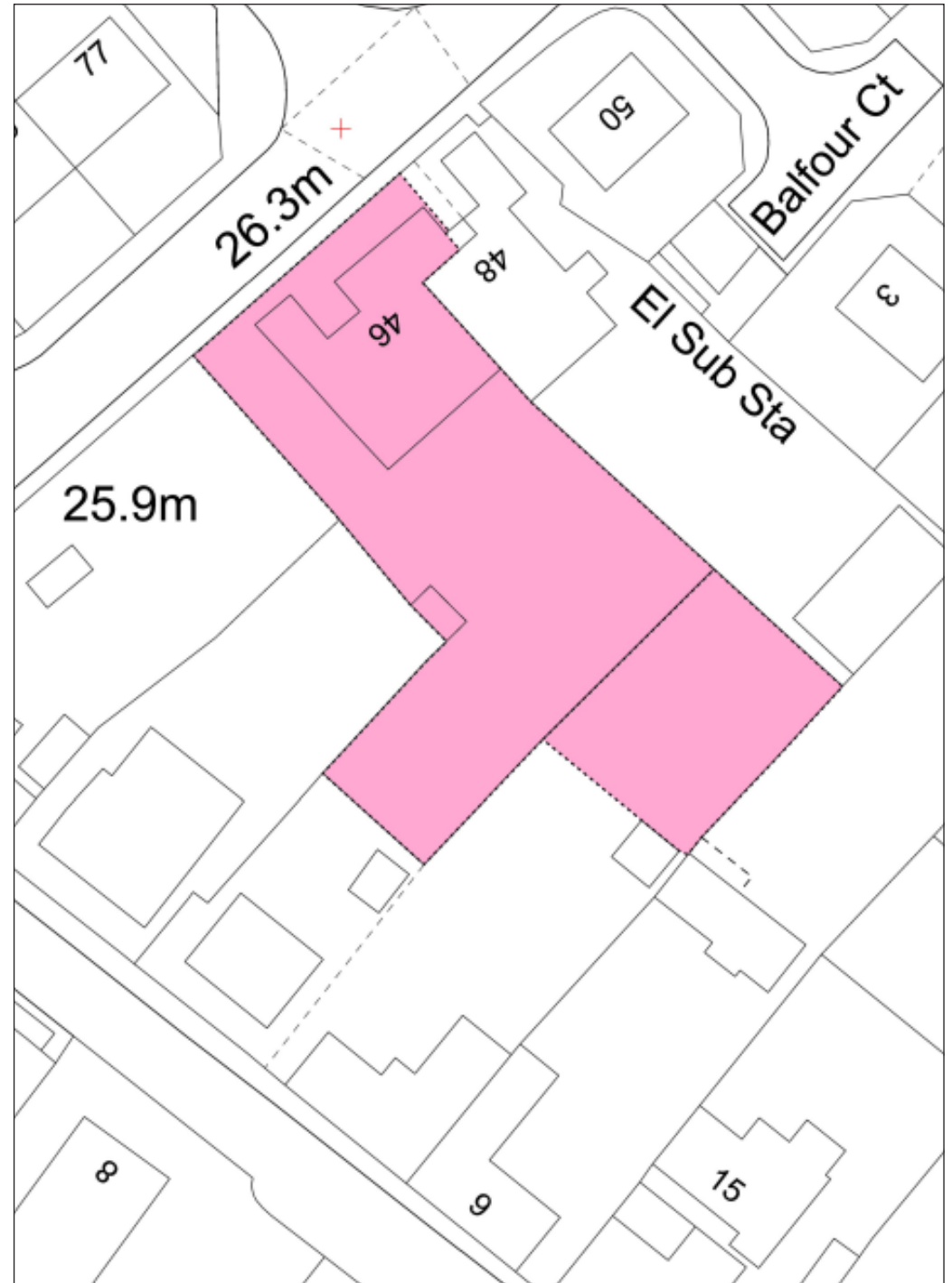
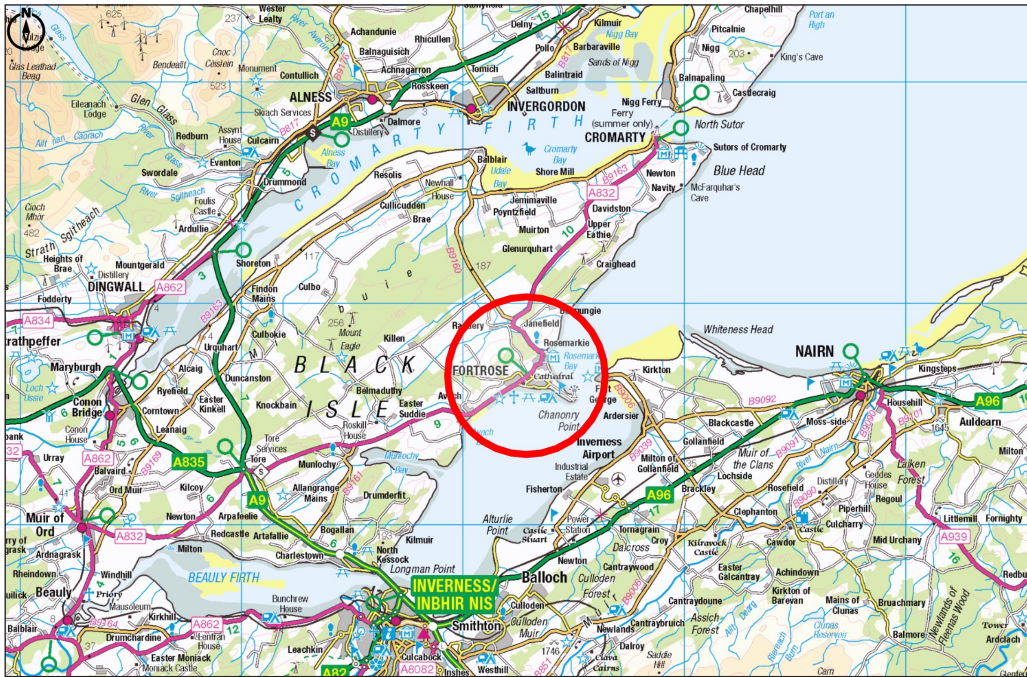
**Approx. Gross Internal Floor Area 3626 sq. ft / 337.05 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024





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