



Galbraith

HILLSIDE
FORTROSE, ROSS-SHIRE



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An energy efficient family house with beautiful views to Chanonry Point and the Moray Firth.

Inverness 13 miles ■ Airport 25 miles

- Two Reception Rooms. Three Bedrooms.
- Well-presented, two storey accommodation.
- First floor living rooms to take advantage of the views.
- Air source heat pump and pv solar panels.
- Established gardens with burn and woodland.
- Sheltered BBQ area, single garage and two greenhouses.
- Within easy reach of Inverness and the airport.

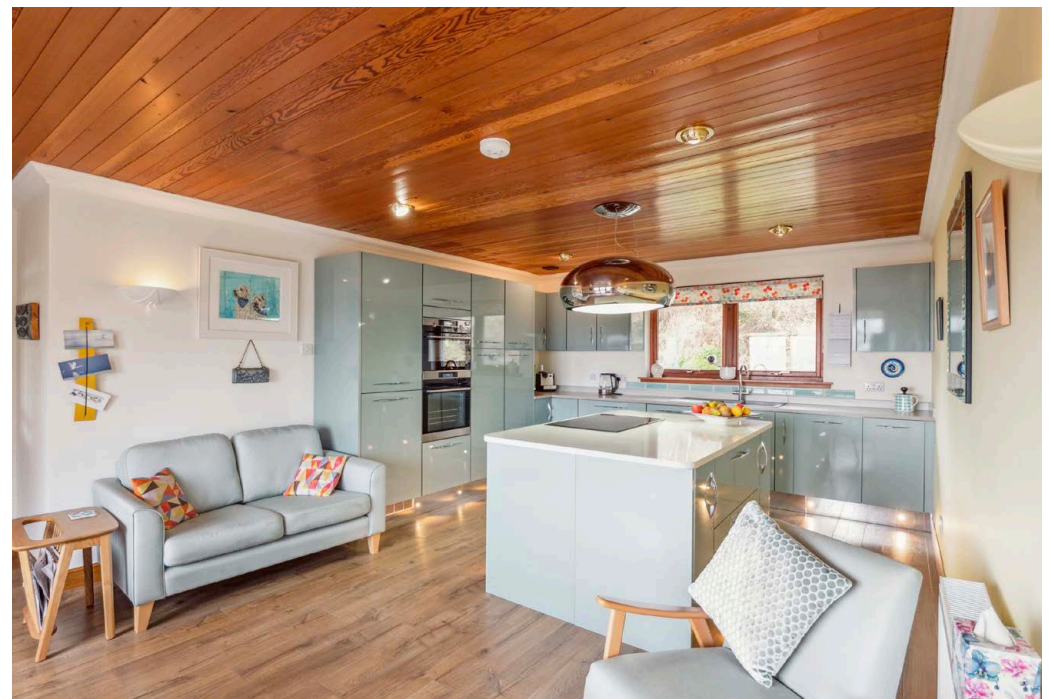
About 0.3 hectares (0.74 acres) in all.

Offers over £525,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket







SITUATION

Hillside lies on the fringes of the village of Fortrose on the Black Isle, a peninsula just to the north of Inverness between the Moray and Cromarty Firths. The property is in a secluded setting with stunning views of the Moray Firth and to historic Fort George, Chanonyr Point, where dolphins are regularly seen, and the Moray coast.

Fortrose is a historic, traditional former fishing village and is popular for its beautiful coastal location and easy access to Inverness. There is a good range of local shops as well as a harbour, yacht club, highly-regarded secondary school and 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.

The Black Isle has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. There are many walks and trails in the area, accessible from Hillside itself, the village and further afield. The countryside of the Scottish Highlands is varied, from the farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife, as well as a wide range of rural leisure and sporting opportunities including skiing and adventure sports in the Cairngorms National Park.



DESCRIPTION

Hillside was designed by the current owners in conjunction with their architect and the build was completed in 1997 with all appropriate consents in place. The property has well-appointed family accommodation with high quality finishes and the configuration of the layout, with the bedrooms on the ground floor, allows the reception rooms and kitchen to take advantage of the stunning views.

The house has been well-maintained with recent improvements including a new fitted kitchen, new bathroom and shower room fittings, new carpeting and regular redecoration. In addition, the oil fired central heating system has been replaced with an air source heat pump, which is service annually by Black Isle Renewables, and there are pv panels which provide a modest income through a Feed-in Tariff.

ACCOMMODATION

Ground Floor - Sun Porch. Entrance Hall. Master Bedroom with Dressing Room and en suite Shower Room. Two further Bedrooms. Bathroom. Utility Room.

First Floor - Open plan Sun Room/Dining Room. Sitting Room. Dining Kitchen. Study. WC. Generous Storage.

GARDEN GROUNDS

The property is approached from the single track public road, gates opening to a gravel driveway with turning circle and parking area in front of the house.

The established grounds extend to approximately 0.74 acres. The gardens have been beautifully landscaped and comprise lawns fringed and interspersed with mature specimen trees, beautifully planted shrubberies and hedging. There is a flagstone sitting area both to the rear and along one side of the house as well as a BBQ shelter. The burn with waterfall creates a natural divide and allows the formal gardens to blend with naturalised plantings beyond which wooded slopes rise to the boundary fence.

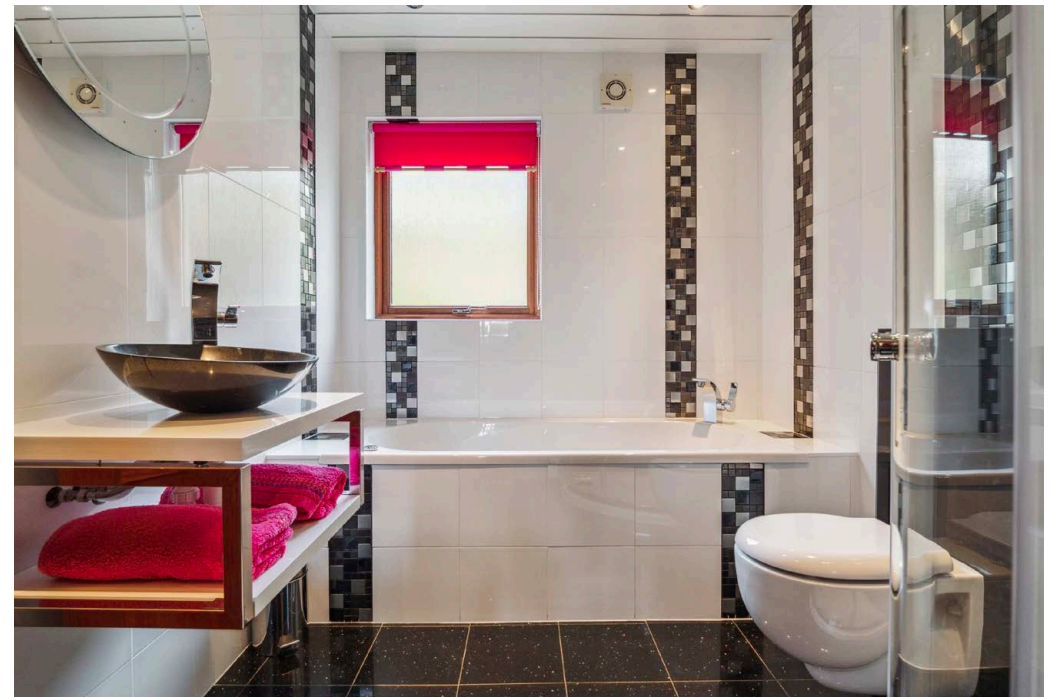
There are two greenhouses within the grounds.

OUTBUILDINGS

Single Garage

5.1 m x 3.9 m

With concrete floor, side door, up-and-over door, power and light.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	*Broadband	*Mobile Coverage	EPC	Tenure
Mains	Mains	Air source heat pump	G	Landline	Yes	C	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>

DIRECTIONS

Exact grid location - What3Words - [\\https://w3w.co/stew.scream.wand](https://w3w.co/stew.scream.wand)

MOVEABLES

All fitted carpets, curtains, light fittings and the wall panel on the stairs 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 8SG

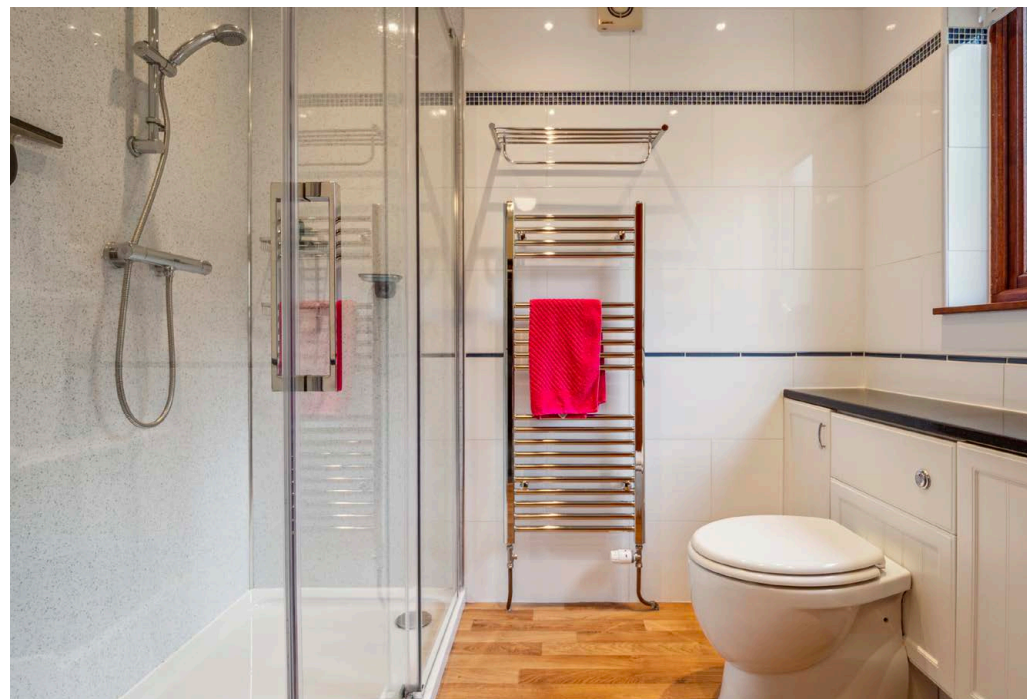
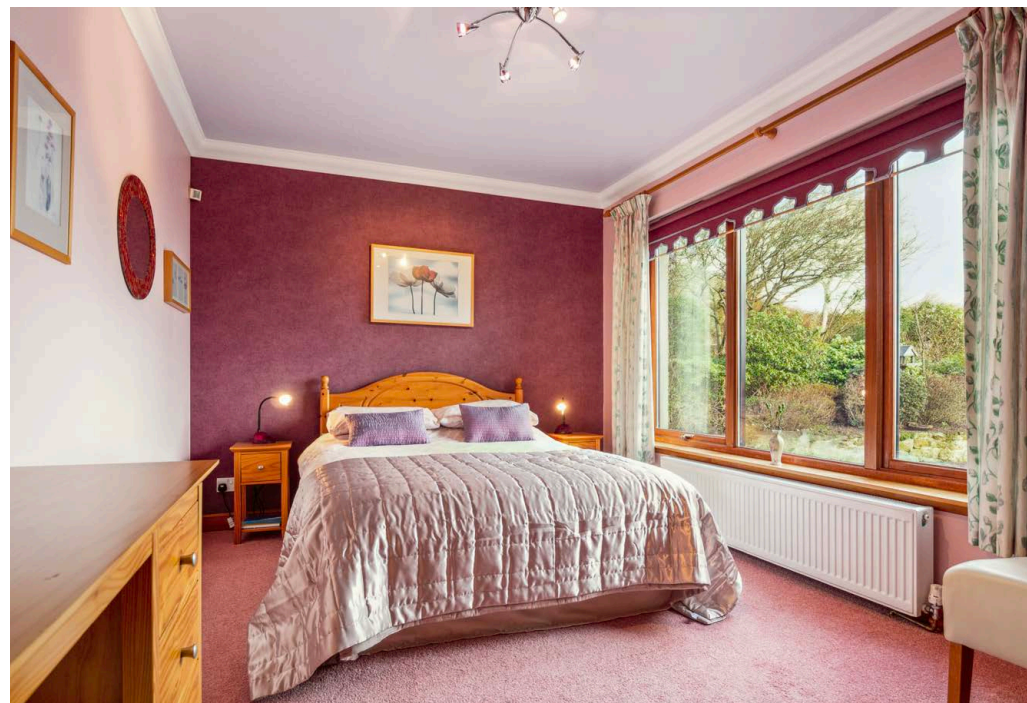
SOLICITORS

Ledingham Chalmers LLP, Inverness Office
Kintail House
Beechwood Park
Inverness
Highland
IV2 3BW

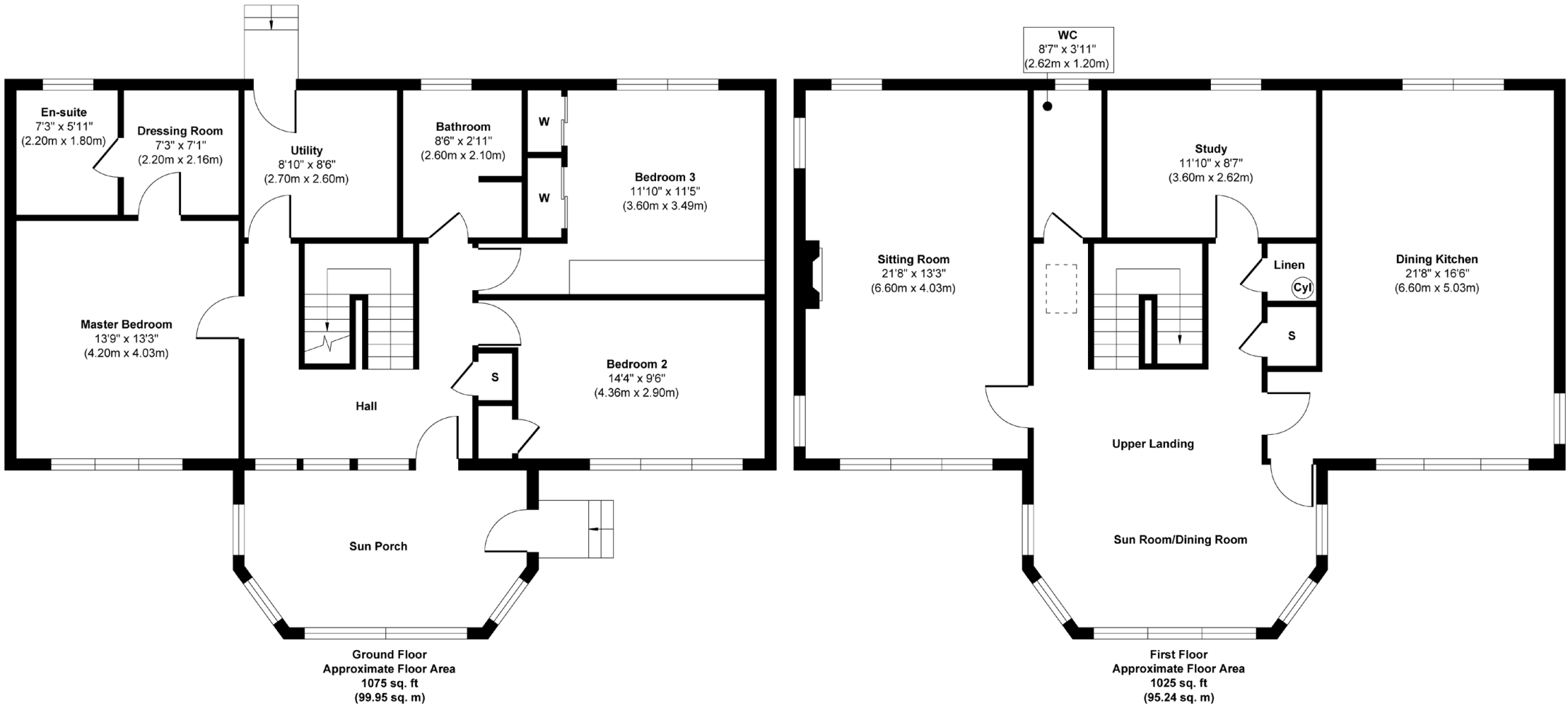
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.



Hillside, Fortrose IV10 8SG



Approx. Gross Internal Floor Area 2100 sq. ft / 195.19 sq. m

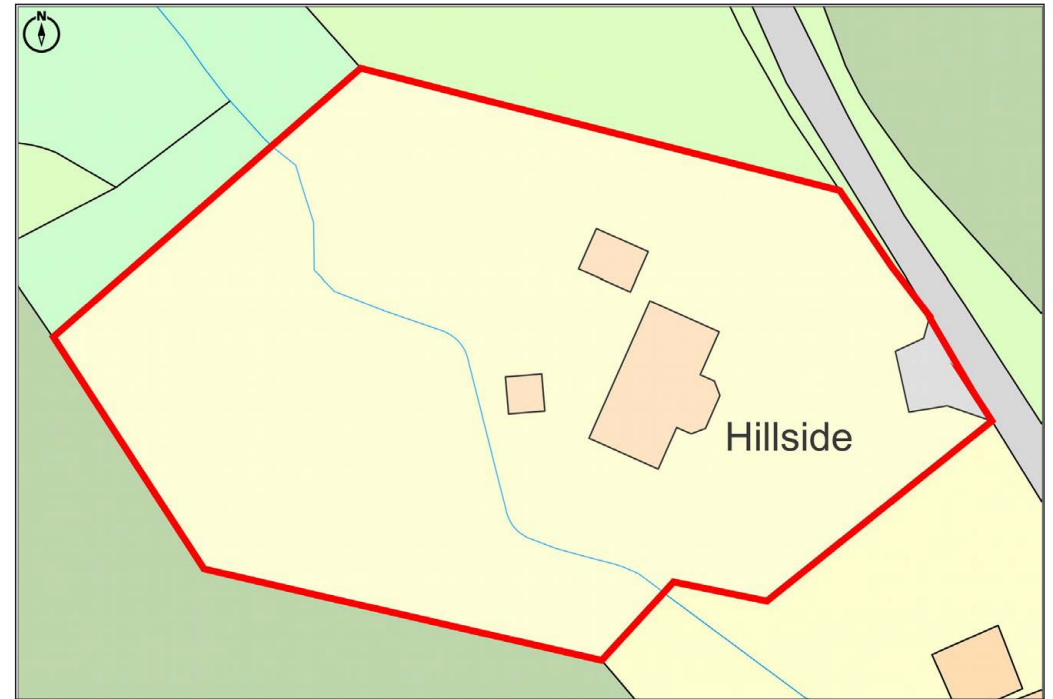
Illustration for identification purposes only, measurements are approximate, not to scale.

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 sales 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, together with proof of funding and identification. 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. Photographs taken in March 2024.





Galbraith



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