

Rose Street is in a central position in the popular Black Isle village of Fortrose within easy walking distance of the local amenities and a short commute to Inverness and Dingwall. The village benefits from shops, hotels, a pub, Café, Post Office and medical practice. There is a nursery in the town along with secondary schooling at the highly regarded Fortrose Academy. Primary schooling is available at nearby Avoch for which transport is provided. Fortrose also has an excellent 18 hole golf course, Chanonry Sailing Club is popular amongst sailors and there is a bowling green across from the house. Fortrose is a historic village which was formerly joined with Rosemarkie as a Royal Burgh and is now a tourist destination with the medieval cathedral in the centre of the town. Rosemarkie has the Groom House Museum and the lovely sandy beach, together with Fairy Glen, which are popular attractions for both local residents and tourists. In recent years Chanonry Point, which is a 10 minute walk from the property has become a popular dolphin spotting location.

No. 3 was built by the local authority around 60 years ago. The property is in reasonable condition and is surprisingly spacious with ample storage space. The house would now benefit from some modernisation and redecoration. There are gardens to the front and rear and the back garden has a large green house. This house would provide an ideal downsize house, first time purchase or holiday accommodation.

Directions: On entering the village from the west turn right into Academy Street then take the 2nd left into Rose Street, the house is on the left opposite the bowling green.

What3Words location [///country.glimmers.crop](https://www.what3words.com/property/IV108TN)

Services: Mains electricity, water and drainage.

Council Tax— B

Home Report is available from One Survey

To arrange a viewing call Middleton Ross & Arnot

on 01349 865125 Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

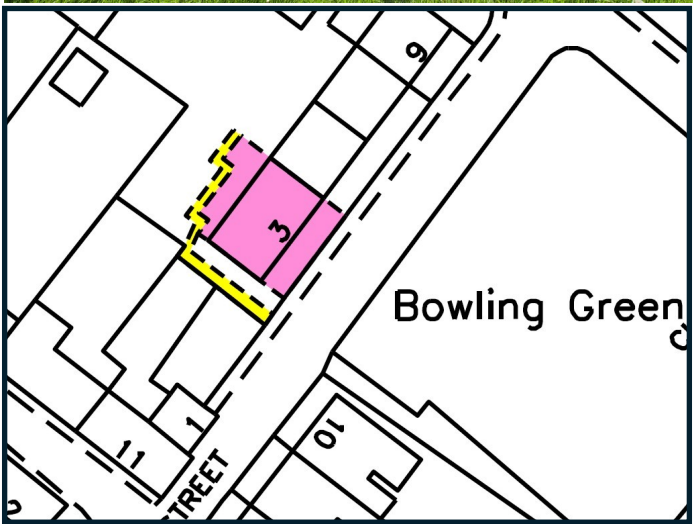
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletontross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletontross.co.uk.

Carpets, curtains, and blinds are included in the sale price. The mention of services does not imply that they are in full and efficient working order.



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FOR SALE



3 Rose Street, Fortrose, Ross-shire, IV10 8TN

Offers Over £140,000

- End Terraced Bungalow
- Vestibule
- Entrance Hall
- Lounge
- Kitchen/Diner
- Rear Hall
- Two Bedrooms
- Shower Room

- Ample Storage
- On Street Parking
- Gardens to Front and Rear
- Central Heating (Back Boiler)
- Double Glazing
- Green House
- EPC Rating C



MR Mansefield House, 7 High Street
Dingwall, Ross-shire IV15 9HJ

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REF 47
HSPC 61487

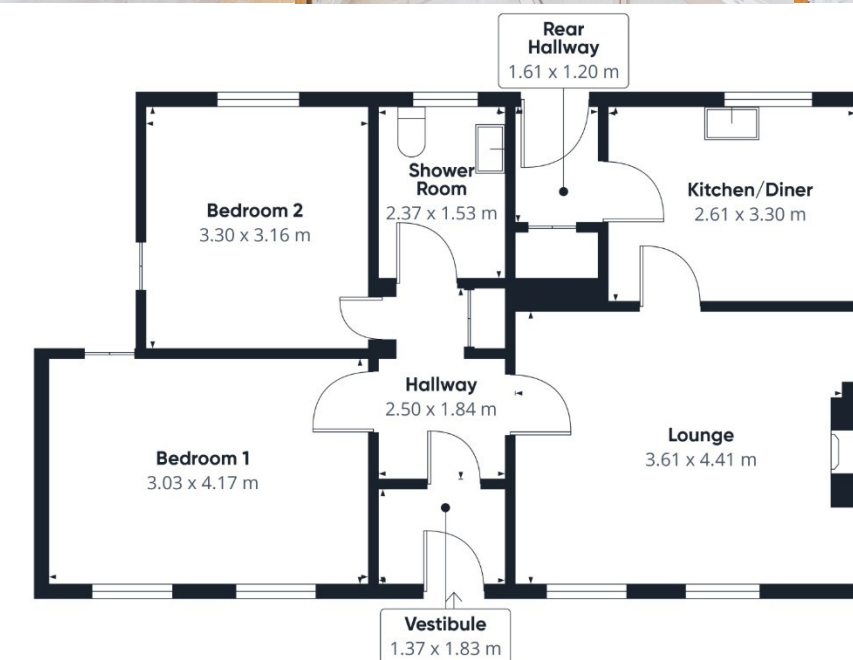




3 Rose Street, Fortrose, Ross-shire, IV10 8TN

Offers Over £140,000

This end terrace bungalow is deceptively spacious and is conveniently situated near the centre of the village.



Internal floor area
Approx 67.m²