



6 Chanonry Crescent
Fortrose



A well-appointed bungalow with flexible living space located in the Black Isle town of Fortrose.

A comfortable four-bedroom detached bungalow with well-presented accommodation, set on a residential cul-de-sac in the charming town of Fortrose. The property features light, flexible accommodation across a single accessible level, and lies within easy reach of the town's local amenities and just moments from the open waters of the Moray Firth.



5 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



TOWN



2,121 SQ FT



OFFERS OVER £450,000



The property

6 Chanonry Crescent is a splendid detached home offering more than 2,000 sq ft of attractive accommodation, all arranged over a single accessible level. The property features a flexible layout and is positioned to take advantage of the southwest-facing aspect.

At the entrance to the home, a porch opens into an inner reception hall, leading to the main living and entertaining space on one side and the comfortable bedrooms on the other. The reception rooms include the generous sitting room to the front, which has a feature fireplace and a large bay window welcoming plenty of natural light. Double doors connect the sitting room to the formal dining room, which in turn opens via further double doors to the conservatory, flooded with natural light from its panoramic windows and with direct access to the rear gardens. At the rear of the property, the drawing room offers further space in which to relax, with its wooden flooring and sliding glass doors opening to the patio space. Adjoining the drawing room is the well-equipped kitchen, which is

fitted with contemporary units to base and wall level, a breakfast table and integrated appliances, including a dishwasher, a double oven, a microwave and an induction hob with an extractor hood. A useful utility room offers additional storage and space for laundry appliances.

There are four double bedrooms of similar proportions, all on the ground floor, as well as a study that could be used as a fifth bedroom if required. These include the generous principal bedroom, which features built-in wardrobes with sliding mirrored doors and an en suite bathroom. The three additional bedrooms all benefit from fitted storage, while a family bathroom includes a bathtub and a separate shower.



Outside

The property is set within a beautifully maintained garden, with well-stocked border beds and areas of lawn. At the entrance there is a tarmac driveway with parking space for several vehicles, as well as access to the detached double garage for further parking and storage or workshop space. There is an area of lawn at the front and a further lawn beyond the garage at the side, while to the rear there is further lawn, patio for al fresco dining and a shed for garden storage.

Location

Fortrose is a popular and thriving historical town on the Moray Firth, surrounded by beautiful rolling Black Isle countryside. There are a range of shops and various hotels, pubs and restaurants. Local amenities include a sailing club at Fortrose Harbour and a golf course on a promontory into the Moray Firth between Rosemarkie and Fortrose called Chanony Point as well as Fortrose Tennis Club and Bowling Club. Chanony Point is also a popular location for dolphin watching. There is a primary school at Avoch and a highly regarded secondary school in Fortrose.

Distances

- Avoch 2.8 miles
- Inverness 14.2 miles
- Inverness Airport 21.5 miles

Nearby Stations

- Inverness

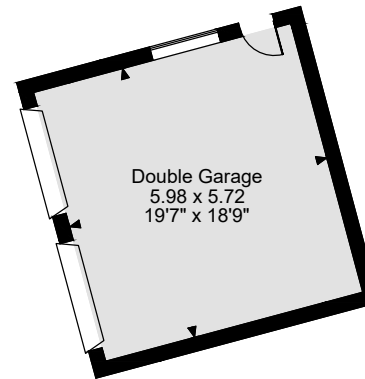
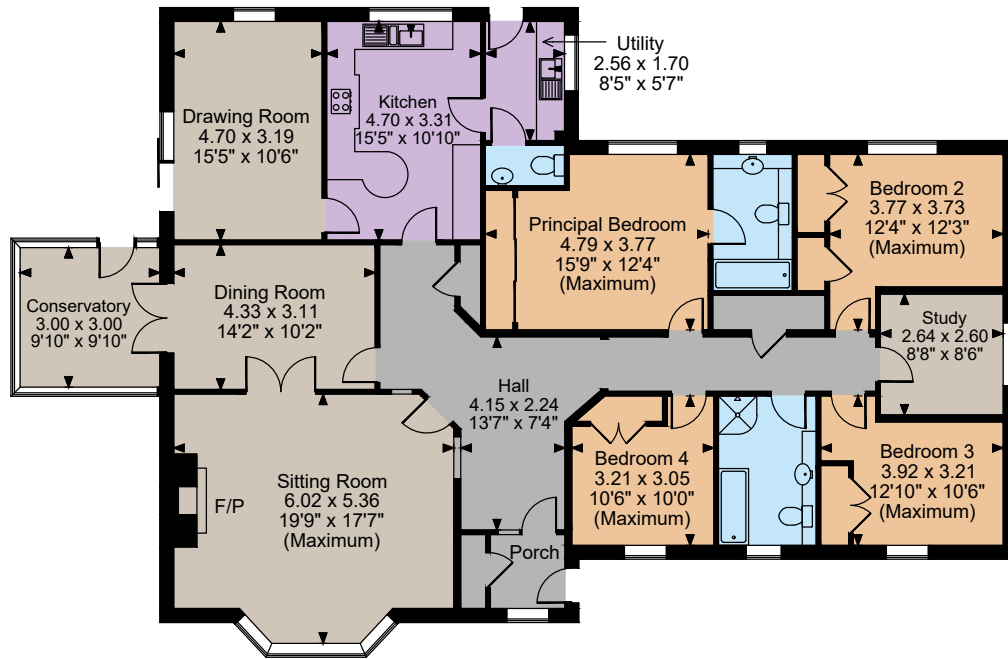
Key Locations

- Chanony Point
- Fort George
- Inverness Castle
- Loch Ness

Nearby Schools

- Avoch Primary School
- Fortrose Academy





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,121 sq ft (197 sq m)
 Garage internal area 368 sq ft (34 sq m)
 Total internal area 2,489 sq ft (231 sq m)
 For identification purposes only.

Directions

IV10 8RH
 what3words: ///glee.expert.crinkled

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Oil-fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances are included in the sale.

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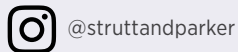
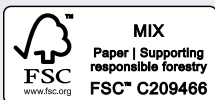
Inverness

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