

Midhill House,
Fortrose



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An outstanding detached home with stunning views over Chanonry point and the Moray Firth, set on the Black Isle above Fortrose.

Property

Midhill House is a splendid four/five bedroom house enjoying an elevated, private position above Fortrose. Full height windows and skylights maximise natural light and frame the spectacular, far-reaching views.

Entrance is through the large and practical boot room, leading to an impressive open plan sitting room/dining room, featuring exposed timber joists, a stone feature wall from the original croft house and a raised log burner. With a southerly aspect, three sets of sliding glass doors open onto the terrace and make the most of the views. The adjoining kitchen provides a range of units, wooden worktops, a range cooker, separate solid fuel Rayburn and a utility room beyond.

With flexible accommodation there is a bathroom and two further rooms downstairs, one used as a guest bedroom, the other as an office. Upstairs there are four further bedrooms, one currently used as a family room and one as an office, all with wonderful views. Two upstairs bathrooms and a store room complete the accommodation.

Outside, the property is set in a sizeable garden, approached over a gravel track with a parking area to the side of the house. The south facing front gardens enjoy the expansive views over the Moray Firth with a patio and deck for outdoor seating and dining, a small pond and a grassed area. To the rear of the property are a series of terraces previously used for growing vegetables, a variety of sheds and a timber summer house.



Location

Set in a stunning elevated position with a backdrop of mature woodland, Midhill house overlooks the Moray Firth and Fortrose. The town offers a good range of day to day amenities including a selection of restaurants and pubs, small supermarket, butcher, artisan bakery, pharmacy, library and leisure centre. Locally there are also a dinghy sailing club, tennis club, bowling club and golf course at Chanonry point, which is also renowned for dolphin watching. There is a primary school in Avoch and secondary school in Fortrose. The surrounding area offers a wealth of beach and woodland walks.

The Highland capital of Inverness can be found approximately 14 miles away with an extensive range of facilities. A regular bus service connects Fortrose to Inverness. Inverness railway station has services north and south including a sleeper service to London. Inverness Airport provides regular flights throughout the UK and beyond.

Postcode region: IV10

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Oil-fired heating.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,218 sq ft (206 sq m)

2 reception rooms

5 bedrooms

3 bathrooms

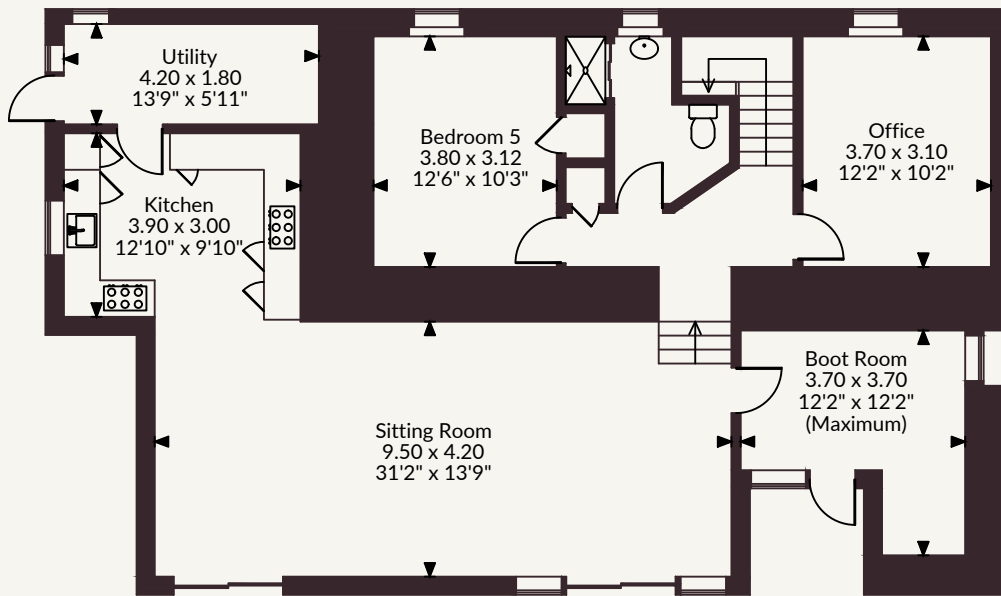
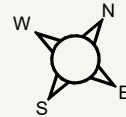
Freehold

Rural

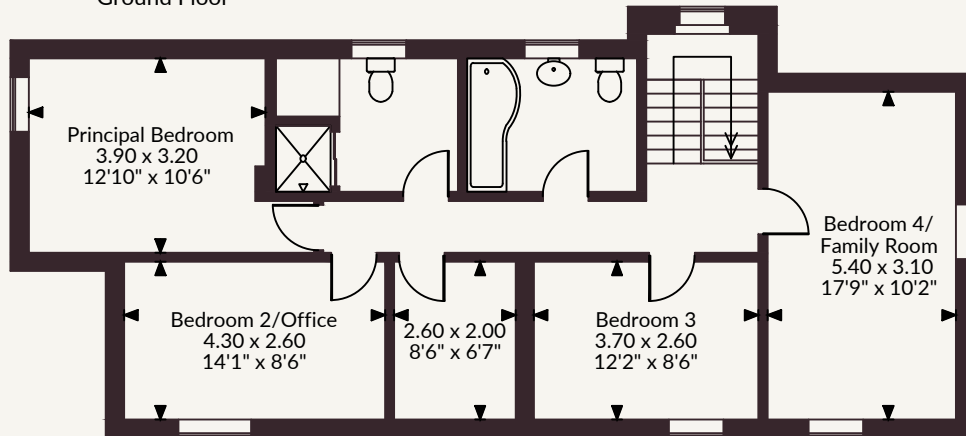
Offers Over £550,000



Midhill House, Fortrose
Internal area 2,218 sq ft (206 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Strutt & Parker Inverness

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