



11 Marine House, Hawkhill Road, Rosemarkie

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11 Marine House

Hawkhill Road,

Rosemarkie

Ross-shire

IV10 8UJ

A unique, spacious penthouse apartment with a large balcony and stunning views over the Moray Firth and Fort George

Inverness 14 miles, Inverness Airport 20 miles

Outer entrance hall | Sunroom | Lounge area
Kitchen | Dining area | Principal bedroom with en suite shower room | 2 Additional bedrooms, one en suite | Balcony | Resident parking
Communal grounds | EPC Rating C

The property

11 Marine House is a beautifully presented penthouse apartment within the imposing, restored Victorian residence of Marine House on the Black Isle. On offer is over 2,000 sq. ft. of stylish, light-filled accommodation, including bright and sociable living spaces, three generous bedrooms and uninterrupted views of the Moray Firth.

The penthouse can be accessed either by staircase leading up to the apartment front door and into the outer entrance hall, or via the fob-secured lift that opens directly into the expansive sunroom with its fully-glazed wall and bi-fold doors leading onto the 29ft. balcony. This room and balcony are ideal for entertaining whilst enjoying a spectacular coastal outlook. The accommodation then flows further via a central hallway, opening onto the capacious open plan living rooms, including a lounge area, a dining space with charming dual bay windows and a well-appointed kitchen. The kitchen offers a range of high gloss cabinetry, worksurfaces, a breakfast bar and a variety of deluxe modern integrated appliances. On the other side of the hallway are the well-proportioned bedrooms

offering attractive inland views and a range of bespoke fitted sliding wardrobes. The dual-aspect principal suite enjoys the use of a luxury en suite/family shower room, with one further bedroom also benefitting from a contemporary en suite shower room.

A grand and characterful communal entrance with tall arches and a wide stairway gives access to the main building.

The apartment benefits from a full sprinkler system, an intruder alarm and a video security entry system linked to the common entrance doors. The apartment provides an unusual amount of storage space, having cleverly incorporated wall space in its design.

Outside

Each apartment in Marine House has a dedicated, large, secure storeroom/shed with light and power. Marine House benefits from resident parking and considerable, well-kept communal grounds, comprising tiered lawns and stone steps and various gardens populated with a wide variety of herbaceous planting and pretty flowering shrubs, one of which leads directly to Rosemarkie Beach. Both the gardens and the property's enviable top-floor balcony with its glass balustrade enjoy uninterrupted and exceptional panoramic views across the Moray Firth.

Location

The property is located within the picturesque village of Rosemarkie on the Black Isle, with several everyday amenities, including a local store and café with additional facilities, including a chemist at nearby Fortrose. The impressive coastal setting also offers a wide array of outdoor pursuits, including walking, fishing, sailing, golfing and more. The thriving Highland capital of Inverness is easily accessible within around 14 miles and provides a vast array of commercial, educational, retail and service facilities, together with a busy mainline railway station and an International airport offering regular domestic and European flights.



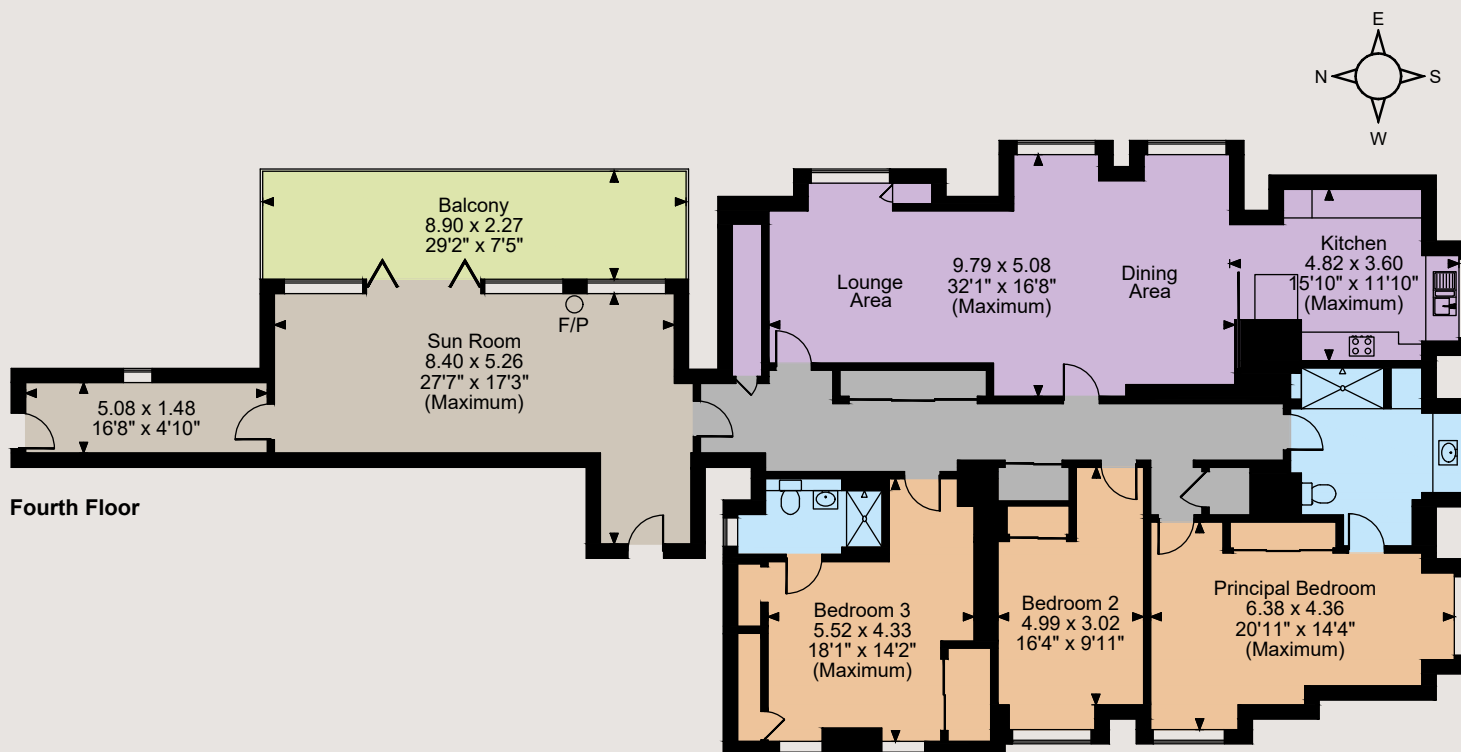












The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words - ///everyone.modem.media
From Inverness take the A9 North across the Kessock Bridge. Join the B9161 and A832 north east into Rosemarkie and at the bottom of the hill bear right onto Hawkhill Road. Marine House is on the left, with an electric gate leading to the private parking area in front of the house.

General

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

Services: Mains electricity, water & drainage, LPG gas-fired central heating.

Council Tax: Band G

Factoring Charges: Approx. £200 per month, which includes building insurance.

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale, further items may be available subject to separate negotiation.

Tenure: Freehold

Guide Price: Offers Over £550,000

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

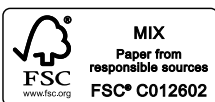
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