



Quay House, St. Andrews Walk, Fortrose

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# Quay House St. Andrews Walk, Fortrose, Ross-shire IV10 8TP

A considerable and versatile three-storey waterfront property with magnificent views to the Moray Firth

Inverness/Station 12.7 miles, Inverness Airport 19.7 miles

Sitting room | Drawing room | Dining room  
Snug | Kitchen/dining room | Kitchen/breakfast room | Utility | Boot room | Cloakroom  
Principal bedroom with en suite shower room  
4 Further bedrooms, 2 en suite | Family bathroom | Balcony | Eaves storage | Carport/garage with store room

EPC Rating - E

## The property

Quay House is a substantial and light-filled residence in a prime waterfront position beside the Fortrose Sailing Club, offering uninterrupted harbour and coastal views. It offers over 3,500 sq. ft. of adaptable accommodation arranged over three spacious floors, which can be utilised as it is currently with split accommodation, or as one generous family property.

The ground floor of the main space is accessed via a useful boot room which opens to a utility and cloakroom. The accommodation flows through into a well-appointed kitchen with a wide range of cabinetry, worksurfaces, integrated appliances and a turned stairway. From here is a central sitting room opening onto the front terrace and waterfront. Alongside is an additional kitchen/breakfast room and a well-sized bedroom complete with a wall of fitted wardrobes and an en suite bathroom with a separate entrance vestibule between if required.

On the first floor is an expansive multi-aspect drawing room with a feature fireplace and wide picture windows opens into a formal dining room with French doors to the balcony. Alongside is a snug, a second en suite bedroom and the secondary landing with a rear external stairway to a glazed side porch.

The second floor houses a large section of eaves storage, a family bathroom and three further well-proportioned and bright bedrooms with a wide selection of integrated wardrobes. The 16 ft. principal suite benefits from a luxurious en suite shower room.

## Outside

Quay House enjoys an enviable waterfront position. A useful carport/garage with adjoining store room and off-street parking is positioned to the rear of the property with on-street parking to the front. There is a low-maintenance part paved part gravelled front terrace, enclosed via stone-built walls, which is ideal for dining with a spectacular view of the boats in the harbour and the Moray Firth in the distance, with the balcony above offering an elevated position from which to do so also.

## Location

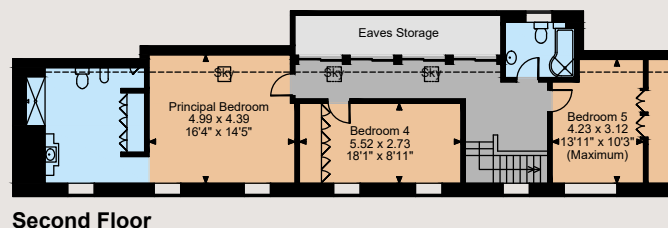
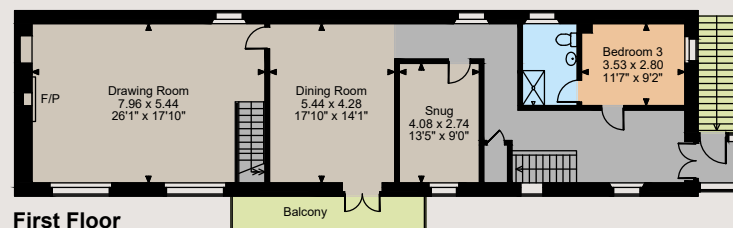
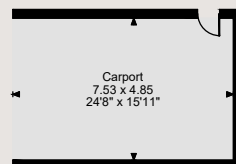
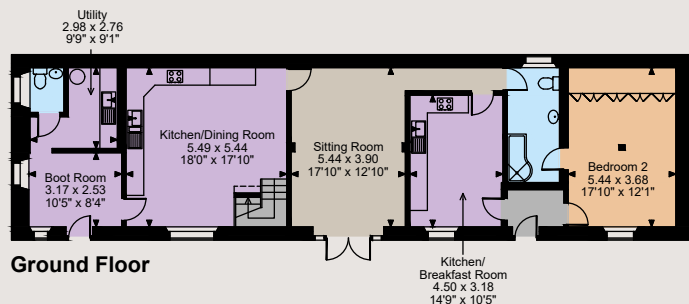
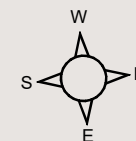
The property is located by the waterfront in the picturesque village of Fortrose on the Black Isle. Its wide range of amenities includes shops, a Post Office, leisure centre, medical centre, pharmacy, grocer, butcher's, baker's and golf and sailing clubs. The impressive coastal setting of Fortrose offers a wide array of outdoor pursuits, including walking, fishing, sailing, golfing and more. The thriving Highland capital of Inverness is easily accessible via the A9 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.







Floorplans  
House internal area 3,572 sq ft (332 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Directions

What3Words - ///mega.taskbar.catching  
On entering Fortrose turn right onto St Andrew's Walk and follow it down where the property will be on the left next to the Sailing Club.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, water and drainage, oil-fired central heating with gas (bottled) fire in drawing room.

**Council Tax:** Band G

**Fixtures and Fittings:** Fitted floor coverings and integrated appliances will be included in the sale.

**Tenure:** Freehold

**Guide Price:** Offers Over £550,000

## Inverness

Castle House, Inverness, IV2 6AA

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