

MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



PRICE REDUCTION



SUN COURT, CHURCH STREET CROMARTY, ROSS-SHIRE IV11 8XA

A fantastic opportunity to acquire a historic property in the conservation village of Cromarty, Easter Ross. The three storey property is in need of modernisation and gives an opportunity to create an exceptional home from a blank canvas.

Cromarty is a thriving seaside port on the very popular Black Isle, just north of Inverness. There is a bustling community, with popular hotels and restaurants. It is well known as an artistic centre for all arts and crafts and music.

Cromarty is set in a very scenic position, at the entrance to the Cromarty Firth. Watersports are well catered for and the area attracts hikers, cyclists and ornithologists.

Sun Court is situated in the core of the village, convenient for all amenities, but with the advantage of a very private sheltered walled garden.

Offers Over £175,000 are invited

9 ARDROSS STREET. INVERNESS. IV3 5NP T: 01463 225000 F: 01463 225080
W: www.macneillcritchley.co.uk E: property@macneillcritchley.co.uk



Ref: 44720



ACCOMMODATION COMPRISES

HALL: 3.7m x 2.1m (12' 2" x 6' 11")

Cloakroom area. Door and window to rear. Understair cupboard.

LOUNGE: 4.1m x 3.81m (13' 5" x 12' 6")

Window to front, window to side and two windows to rear, with deep window ingoes. Concrete floor. Brick fireplace. Door to Sun Lounge.

SUN LOUNGE: 5.5m x 2.55m (18' x 8' 4")

Metal framed windows. This room is in need of repair or replacement, but viewers can appreciate the sunny, private location.

DINING ROOM: 4.93m x 2.72m (16' 2" x 8' 11")

Window to front, window to side. Fitted cupboards. Hatch to Kitchen.

KITCHEN: 3.82m x 3.19m (12' 6" x 10' 6") (at widest)

Window to side, window to rear. Strip light. Basic kitchen units. Shelved pantry.



FIRST FLOOR:

BEDROOM 1: 4.31m x 3.95m (14' 2" x 13')

Two windows to side. Original cast-iron fireplace with traditional tiling.



BEDROOM 2: 2.92m x 2.83m (9' 7" x 9' 3")

Window to front. Small alcove storage area.

BEDROOM 3: 3.95m x 4.4m (13' x 14' 5")

Window to rear.

BATHROOM: 3.56m x 1.52m (11' 8" x 5')

Window to side. Three piece suite with heated towel rail and wall heater.



ATTIC FLOOR:

BEDROOM 4: 4.06m x 2.47m (13' 4" x 8' 1")

Window to rear.



BEDROOM 5: 4.08m x 2.7m (13' 5" x 8' 10")

Window to rear. Large storage area.

UPPER HALL: 4.79m x 1.91m (15' 9" x 6' 3")

Fitted with book shelving. Two windows to rear. Cupboard with hot water tank. The attic floor has coombed ceilings.





Please note the property does not have a fixed central heating system. Most original windows have secondary glazing.

Single garage with side door leading to garden. The garden wraps round the property, with the main area south-facing. At the back door area, there is a sheltered paved patio area. "Gardener's" toilet. Narrow lane to Church Street.

PRICE:
Offers over £175,000

VIEWING:
Strictly by appointment with the selling agents on 01463 225000

ENTRY:
Entry by mutual arrangement

HOME REPORT VALUATION:
£ 200,000



Contains Ordnance Survey data © Crown copyright and database 2011

NOTES:

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

MacNEILL & CRITCHLEY
Solicitors, Notaries & Estate Agents



9 ARDROSS STREET
INVERNESS IV3 5NP

T: 01463 225000 F: 01463 225080

W: www.macneilcritchley.co.uk

E: property@macneilcritchley.co.uk