

# MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



## 6 Rodger Close, Fortrose IV10 8SA

- Entrance Porch / Hallway
- Living Room
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Garden

Semi-detached bungalow in quiet residential area of the popular Black Isle village of Fortrose. Originally designed for sheltered accommodation, the doors are wider to accept wheelchairs, giving the interior a more spacious look. Located on the edge of the popular village of Fortrose, this 2 bed-roomed bungalow offers good accommodation and easy maintenance in a quiet residential cul-de-sac but in walking distance of all amenities. Fortrose is located on the Black Isle approximately fourteen miles from Inverness city centre. The village is well served by local shops including a small supermarket, post office, bakers, butcher, medical centre, public houses, a bank, chemist, park and café. Primary Schooling is located in Avoch, and Fortrose Academy offers Secondary Schooling.

**Offers Over £125,000 are invited**

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Ref: 45037

## ACCOMMODATION COMPRISES

Main door with glazed panel leads to

### ENTRANCE PORCH:

Clothes rail. Electric meter. Vinyl floor. Fifteen panel glazed door leads to HALLWAY, off which all rooms lead. Carpeted. Access to loft. Shelled airing cupboard housing immersion heater. Storage radiator.

### LIVING ROOM:

4.3m x 3.26m (14' 2" x 10' 8") (3.98m / 13' 1" at bay)

South facing bay window overlooking garden. Louvre blinds. Curtains. Carpet. Storage radiator.



### DINING KITCHEN: 4.34m x 2.75m (14' 3" x 9').

Window to rear garden. Roller blind. Range of floor and wall units. Double oven cooker with electric hob. Double doored storage pantry. Stainless steel drainer sink. Xpelair fan. Storage radiator.



### BEDROOM 1: 3.26m x 3.31m (9' 8" x 10' 10") (at widest point)

South-facing window over front garden. Louvre blinds. Curtains. Carpet. Dimplex wall heater. Triple doored hanging wardrobe with shelved storage space above.



### BEDROOM 2: 3.26m x 2.76m (10' 8" x 9' 1") (at widest point)

Double-doored hanging wardrobe with shelved storage space above. Window over rear garden. Curtains. Carpet. Dimplex wall heater.



### BATHROOM: 2.12m x 2.12m (6' 11" x 6' 11")

WC. Wash hand basin. Easy access walk-in low-level shower. Mira Sport shower unit. Heated towel rail. Opaque window to rear garden. Mirror above wash hand basin. Xpelair fan. Dimplex wall heater.



### OUTSIDE:

South-facing front garden made to grass, with open aspect. Car parking space. Pavement to entrance door. Completely enclosed side and rear garden laid to level, paved patio area and flower and shrub terraces. Small garden shed.



### INCLUDED IN SALE:

Carpets, Blinds and Curtains and the electric cooker. Other items may be available by separate negotiation

### COUNCIL TAX BAND:

B

### POST CODE:

IV10 8SA

### SERVICES:

Electricity, Mains water and drainage.

### PRICE

Offers over £125,000

### VIEWING:

By appointment only by telephoning 07896 582620 after 6pm or at weekends.

### ENTRY:

Entry by mutual arrangement. Home Report available.



### 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.
3. The remote alarm pull cords are not connected to any alarm system.

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