15 Denny Road, Cromarty, IV11 8YT

Offers Over £290,000

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- Walk-in condition end-terraced home in the heart of Cromarty
- Sought after Fortrose Academy catchment area
- Lounge, Kitchen/diner, 3 double bedrooms, Shower room
- Ideal for young families or anyone looking for quiet living
- Spacious garden, shed and on-street parking
- EPC band D

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D

Offering a fantastic chance to secure a walk-in condition end-terraced home in the highly sought-after coastal town of Cromarty, this property is not to be missed. You are welcomed into an entrance vestibule/porch, providing handy storage space and a practical start to the home. This leads through to a beautifully modernised, open-plan kitchen/diner, a real hub for the home, complete with an integrated induction hob, double electric oven, extractor, dishwasher, plus a freestanding fridge/freezer and washing machine. A breakfast bar adds a lovely social touch, perfect for casual dining or morning coffee. The spacious lounge is a wonderfully cosy space, centred around a multi-fuel stove, ideal for those cooler Highland evenings. A modern shower room completes the well laid out ground floor. Upstairs, you'll find three generous double bedrooms, one benefitting from fitted storage. An attic space with its own staircase offers excellent versatility, whether you're after extra storage or a dedicated home office. Outside, the property boasts a spacious garden and shed, along with the convenience of on-street parking. Further benefits include an efficient wood pellet boiler and double glazing throughout, ensuring comfort and efficiency all year round.

Location: Located in the heart of Cromarty's picturesque conservation area, one of the Highlands' most sought-after coastal towns. Rich in history and character, Cromarty offers an excellent range of local amenities including a convenience store, post office, bakery, cheese shop, gift shops, library, cinema, doctor's surgery, primary school, hotels, pubs, restaurants and the popular Sutor Creek Café. The town has a thriving community with a variety of clubs including bowling, tennis, sailing, coastal rowing and photography. Local attractions include dolphin and wildlife boat trips, the Cromarty Courthouse Museum, a working pottery and beautiful coastal walks. Secondary pupils attend Fortrose Academy, with school transport provided. Fortrose also offers an 18-hole golf course and sailing club. Inverness and Dingwall are within easy commuting distance, approximately 24 and 19 miles away respectively, with regular bus services connecting the area. This is a true rare find in one of the Highlands' most charming coastal towns, early viewing is highly recommended.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, double electric oven, extractor and dishwasher. Also included is the freestanding fridge/freezer and washing machine.

Services: Wood pellet boiler heating. Mains electricity, water, drainage.

Council Tax: Band D

Tenure: Freehold

Floor area: 127m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

Porch
6'4" x 7'11" (1.94 x 2.42)

Kitchen
15'0" x 16'7" (4.58 x 5.06)

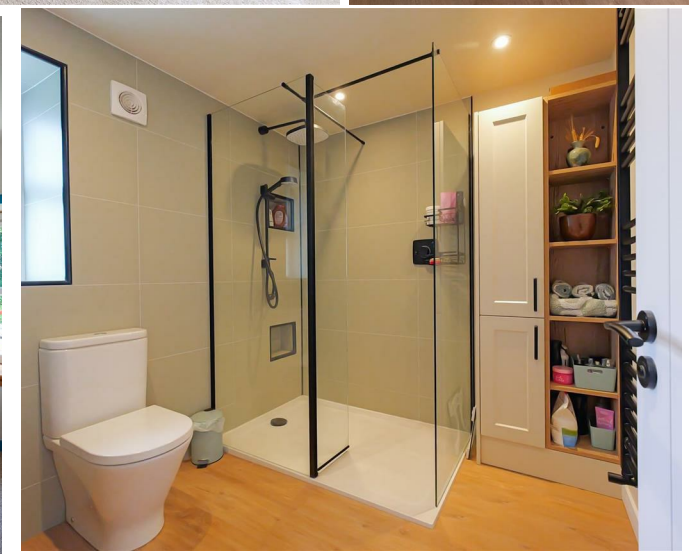
Lounge
15'11" x 13'8" (4.87 x 4.17)

Shower Room
8'2" x 6'9" (2.51 x 2.08)

Bedroom 1
15'4" x 13'9" (4.68 x 4.20)

Bedroom 2
16'7" x 9'6" (5.06 x 2.91)

Bedroom 3
6'11" x 15'10" (2.11 x 4.84)



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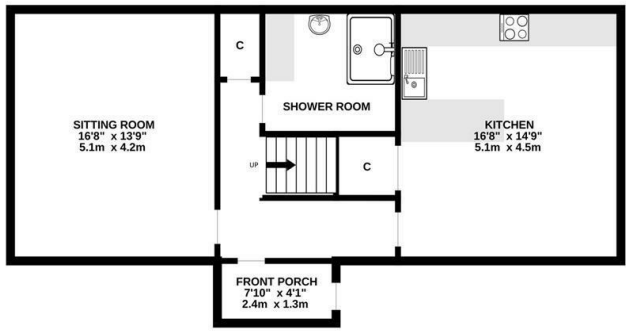
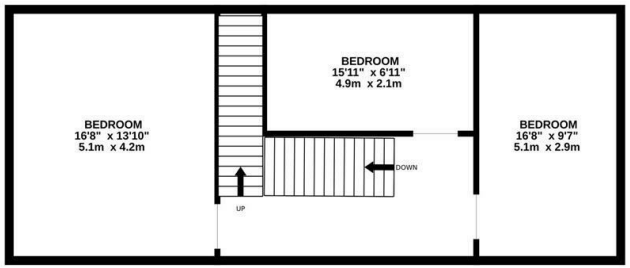
GROUND FLOOR



1ST FLOOR



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