



**SouthForrest**  
Solicitors and Estate Agents



## FURTHER PRICE REDUCTION



36 High Street, Avoch, Ross shire

Hall

Sitting room

Kitchen

Dining room

4 Bedrooms

Bathroom

Shower room

Offers over £149,500



Spacious semi detached dwelling house located in the charming coastal village of Avoch. The village has a good range of amenities including shops and a primary school. Nearby Fortrose provides additional amenities and a secondary school while the city of Inverness is only around a 14 mile drive.

Inverness provides all the facilities of an expanding city including modern shopping centres, excellent recreational facilities and good road, rail and air links. The city boasts a wide choice of restaurants, quality hotels and has a lively cultural and entertainment scene.

The well proportioned accommodation is arranged over three floors and features oil fired heating. The sitting room, dining room and kitchen are located on the ground floor and the bedrooms on the first and second floors. A small area of ground can be found to the rear of the house.

#### Hall

The front door opens to a small hallway which gives access to the dining room and stairway leading to the first floor.

#### Dining room :3.62 x 5.52

Spacious area with doors to both the lounge and kitchen.

#### Sitting room: 2.27m x 3.56m

With front and rear facing windows. Open fire set in fireplace with tiled inset and wood surround.

#### Kitchen: 4.88m x 3.40m

Well proportioned room with rear facing window. Fitted with floor and wall mounted units incorporating an electric hob and oven. Space for informal dining.

#### First floor

##### Bedroom 1: 4.89m x 3.34m

Spacious room with rear facing window.

##### Bedroom 2: 3.69m x 2.66m at widest points.

With front facing window.

##### Bathroom: 1.82m x 2.72m

Fitted with a white WC, wash hand basin and bath. Rear facing window and tiled flooring.

##### Bedroom 3: 3.67m x 2.72m

With front facing window.

#### Second floor

##### Bedroom 4: 2.02m x 3.64m

With large rear facing velux window.

##### Shower room: 3.73m x 2.73m

Fitted with a white WC, wash hand basin and electric shower in shower cubicle.

#### Conditions

The carpets, curtains, some furniture and white goods are available by separate negotiation.

#### Council Tax

Band E

#### Post Code

IV9 8PT

#### Home Report

A Home Report exists for this property and can be made available to seriously interested parties.

#### Viewing

By appointment through South Forrest Property Department on 01463 250255

#### Price

Offers over £149,500



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