



6 DUKE STREET
CROMARTY, ROSS-SHIRE



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A B listed terraced house in a charming coastal village.

Inverness 23 miles. ■ Airport 30 miles.

- One Reception Room. Four Bedrooms.
- Sensitively modernised and retaining original features.
- Wood pellet boiler heating system.
- Just a short walk from the beach and harbour.

Offers Over £270,000



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket

SITUATION

No 6 Duke Street is a B listed terraced house in the centre of Cromarty on the Black Isle, a peninsula which lies just to the north of Inverness between the Moray and Cromarty Firths.

Cromarty is a former fishing village and is a charming mix of meandering lanes, fishermen's cottage and substantial houses. There is a good range of independent shops, a small supermarket with post office, and primary school, as well as cafes, restaurants, a new Community Cinema and the harbour with its ferry to the north side of the firth. Secondary schooling is available at the highly regarded Fortrose Academy and Inverness, about 40 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The Black Isle has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. The area has a number of way-marked cycle trails and walks, while the coastal villages offer sheltered harbours and nearby Fortrose has a links golf course.

DESCRIPTION

No 6 Duke Street dates from the early 19th Century and lies in the historic heart of Cromarty. The property, which has been owned by the seller since 2004, has comfortable accommodation over three floors and retains many original features creating a welcoming and characterful interior. The house has been well-maintained and upgraded as required and approximately ten years ago the central heating system was upgraded to a wood pellet boiler.

ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Dining Kitchen. Boiler Room/Utility Room.

First Floor - Two Bedrooms. Bathroom. Study.

Second Floor - Two Bedrooms.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | Mobile Coverage | EPC | Tenure |
|-------|----------|--------------------|-------------|------------|-----------------|-----|----------|
| Mains | Mains | Wood pellet boiler | D | Available* | Available* | F | Freehold |

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - \\\ \\\ \\\gambles.unpainted.fools

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.







POST CODE

IV11 8YH

SOLICITORS

South Forrest Solicitors
8 Ardross Terrace
Inverness
Highland
IV3 5NW

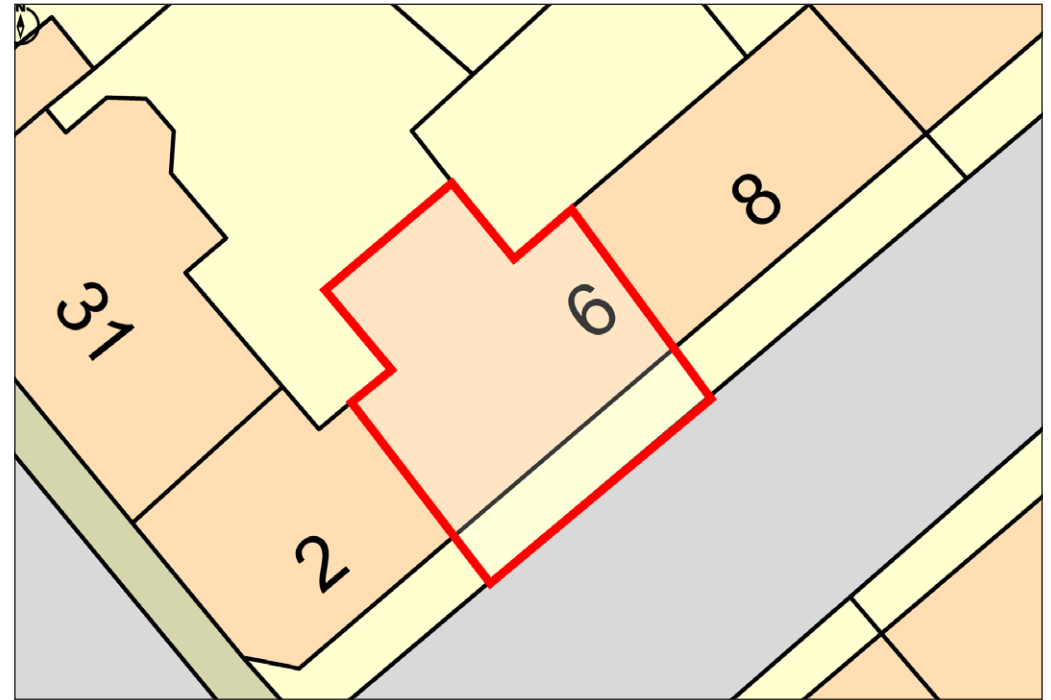
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

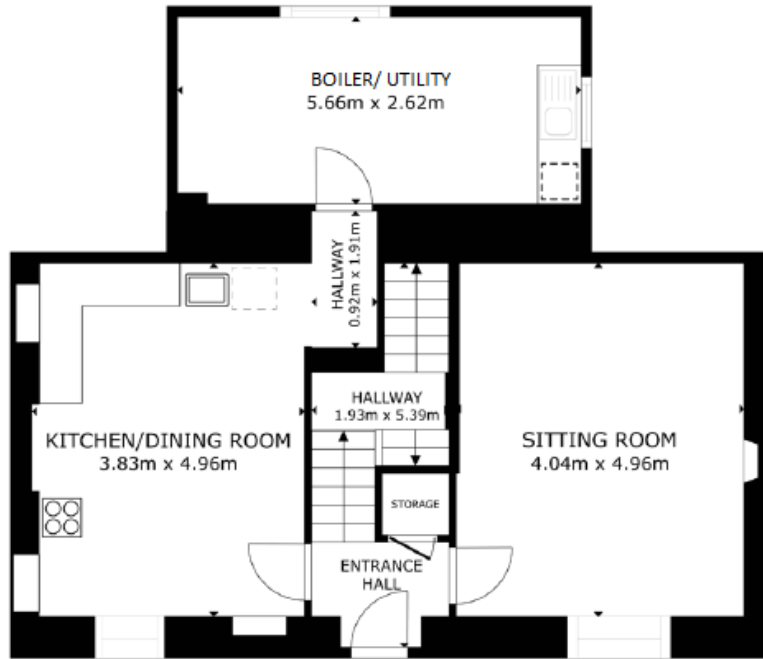
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

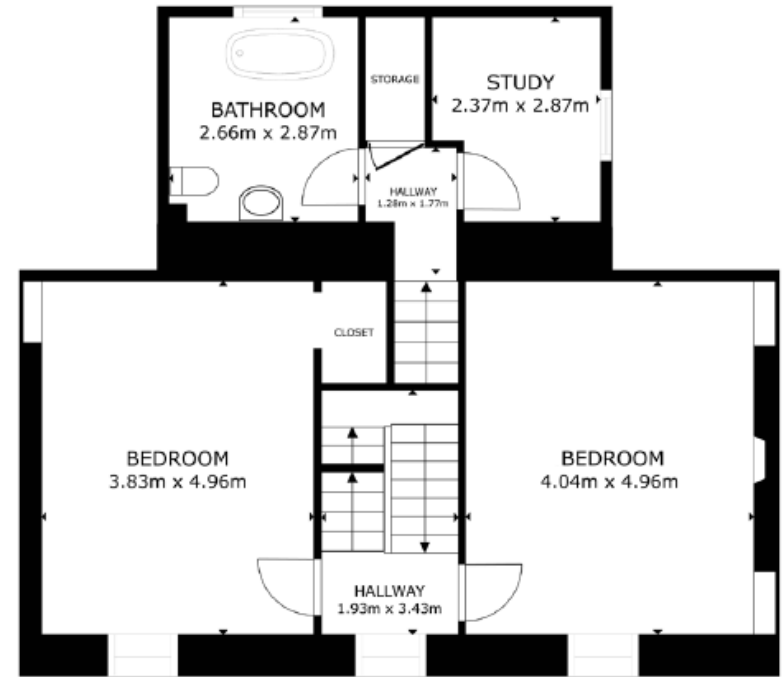
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in November 2024.



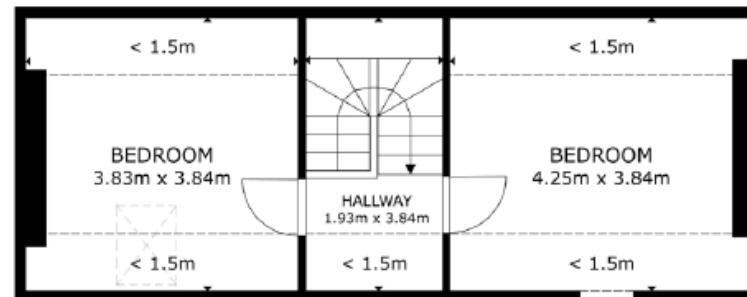
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 FLOOR 1 65.4 sq.m. FLOOR 2 67.7 sq.m. FLOOR 3 24.7 sq.m.
 EXCLUDED AREAS : REDUCED HEADROOM 14.5 sq.m.
 TOTAL : 157.8 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith


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