



ALAMAR
FORTROSE, HIGHLAND

Galbraith



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A detached bungalow with elevated, panoramic views of the Moray Firth.

Inverness 13 miles. ■ Airport 20 miles.

About 0.11 hectares (0.27 acres) in all.

- Two Reception Rooms. Three Bedrooms.
- Well-maintained and extended accommodation over one level.
- South facing paved terrace with far reaching views.
- Useful chalet with income generating potential.
- Off street parking and garage.

Offers Over £460,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**



SITUATION

Alamar lies in a rural location above the village of Fortrose on the Black Isle, a peninsula just to the north of Inverness between the Moray and Cromarty Firths. Occupying an elevated site with stunning, uninterrupted views over the Moray Firth taking in the historic Fort George, Chanony Point, where dolphins are regularly seen, and the Moray coast to the east, to the Kessock Bridge and Inverness beyond to the west.

Fortrose is a historic, traditional former fishing village and is popular for its beautiful coastal location and easy access to Inverness. There is a good range of local shops as well as a harbour, yacht club, highly-regarded secondary school and golf course, while at its heart are the remains of the magnificent Fortrose Cathedral. Inverness, about a twenty minute 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. There are many walks and trails in the area and further afield. The countryside of the Scottish Highlands is varied, from the farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife, as well as a wide range of rural leisure and sporting opportunities including skiing and adventure sports in the Cairngorms National Park.

DESCRIPTION

Alamar was purchased by the current owner 2012 who then extended the property in 2013 with the addition of the principal bedroom with adjoining dressing room. The accommodation has been thoughtfully laid out to take full advantage of the views, with a dual aspect sitting room, a sunroom, and glazed doors from the principal bedroom opening onto the south facing terrace. Further improvements made by the current owners include the extending of the terrace, the addition of a lean-to garage and the conversion of the original integral garage into a useful storeroom. This conversion has been done in such a way that vehicular access could easily be reinstated if desired. A chalet provides ancillary accommodation to the main property and could hold potential for income generation subject to gaining the relevant licences.

ACCOMMODATION

Hallway. Sitting Room. Sunroom. Kitchen. Utility Room. Storeroom. Bathroom. Shower Room. Principal Bedroom with Dressing Room. Two further Bedrooms.

GARDEN GROUNDS

The property is approached by the single-track public road, a track over which Alamar has right of access to a tarmac parking area to the front of the property. To the rear is a south facing paved terrace with raised flower/vegetable bed planters and there is a small area of lawn interspersed with trees.



OUTBUILDINGS

Chalet

5.5 m x 4.65 m

Timber built and double glazed with metal profile roofing. Power, lighting, water and drainage.

Accommodation: Dining Kitchenette. Sitting Room/Bedroom. Shower Room (with electric underfloor heating).

Lean-to garage

5.9m x 4.1m

Single garage of steel sheet construction, with power, lighting, EV charging point and up & over door.

Workshop

4.7m x 2.2m

Timber built with power, lighting, and open shelving.

A timber shed is sited within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band E	Available*	Available*	Band D	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 - <https://what3words.com/sounding.mess.indicates>

MOVEABLES

All carpets and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

NOTES

Please note the property is now unfurnished.

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

IV10 8SH





SOLICITORS

MacKenzie & Cormack
20 Tower Street
Tain
IV19 1DZ

ANTI MONEY LAUNDERING (AML) REGULATIONS

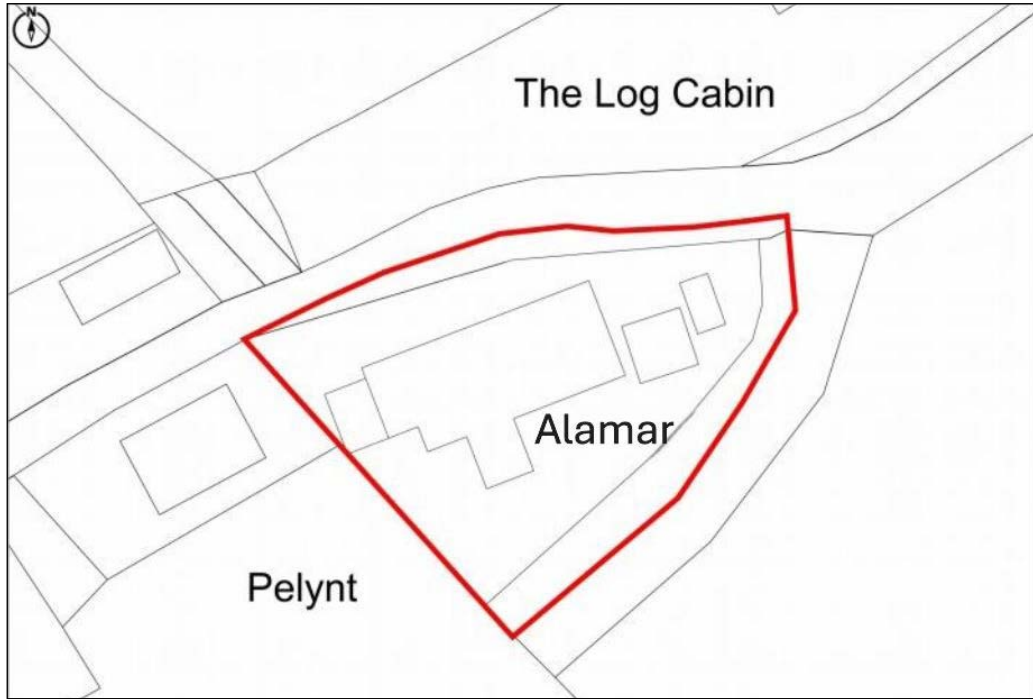
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.









ALAMAR, FORTOSE IV10 8SH



GROSS INTERNAL AREA
FLOOR PLAN: 158 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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



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