

**SEASIDE HOUSE**

12 SHORE STREET, AVOCH, ROSS-SHIRE



## SEASIDE HOUSE, 12 SHORE STREET, AVOCH, ROSS-SHIRE

A charming south-west cottage on the shores of the Moray Firth.

Inverness 11 miles ■ Airport 19 miles

- Two Reception Rooms. Three Bedrooms.
- Recently fully renovated.
- Easily managed grounds with off-street parking.
- Grounds extending to the shores of the Firth.
- In a sheltered bay with spectacular views.
- In the catchment for Fortrose Academy.

About 0.02 hectares (0.06 acres) in all.

Offers Over £350,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



## SITUATION

Seaside House is in the charming coastal village of Avoch on the Black Isle, a promontory lying between the Moray and Cromarty Firths on the north-east coast of Scotland. The property is in an outstanding setting, benefiting from the dry, sunny and mild Moray Coast climate and its grounds extending to the shores of a sheltered bay and with panoramic views over the water to Inverness and the Moray coastline.

Avoch is popular for its attractive coastal location, traditional fishertown and easy access to Inverness. The village has a lively and welcoming community with activities throughout the year for young and old, including a wild swimming club and rowing club. The village has a number of shops, a hotel, café, primary school and harbour, while nearby Fortrose has further amenities including its secondary school, and Rosemarkie has a spectacular sandy beach, popular with swimmers, paddle boarders and kite surfers. 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. The area has many way-marked cycle trails and walks, while the coastal villages offer sheltered harbours and nearby Fortrose has a links golf course. The bay directly in front of Seaside House is a haven for many species of birdlife, with regular sightings of curlew, oystercatchers, duck, swans and geese, while the famous Moray Firth dolphins are often seen in the water. The Moray Firth is famous for its micro climate

## DESCRIPTION

Seaside House has been in the same family since the 1840s and this continuity of ownership has ensured the house retains its integrity and traditional features. The house was fully renovated in 2021 and as part of this work, the interior was taken back to the original stone walls. All the work has been carried out to a very high standard and includes excellent levels of insulation, a new central heating system, re-wiring, re-plumbing, new double glazed windows, and re-slating the front portion of the roof. The interior is beautiful, with high quality fittings and finishes which complement and reflect the stunning coastal setting.

## ACCOMMODATION

Ground Floor - Sun Porch. Entrance Hall. Sitting Room. Bedroom. Shower Room. Kitchen.  
First Floor - Two Bedrooms. Bathroom. Box Room.

## GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a gravel driveway and parking area at the side of the house.

The grounds lie to the front of the house and comprise a flagstone terrace interspersed with colourful mixed beds of herbaceous perennials, shrubs and bulbs.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	E	Available*	Available*	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://w3w.co/sizing.removers.stands>

## 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

IV9 8QD

## SOLICITORS

P Black Solicitors, Dingwall Office  
PO Box 1  
Park Street  
Dingwall  
IV15 9JJ

## 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.

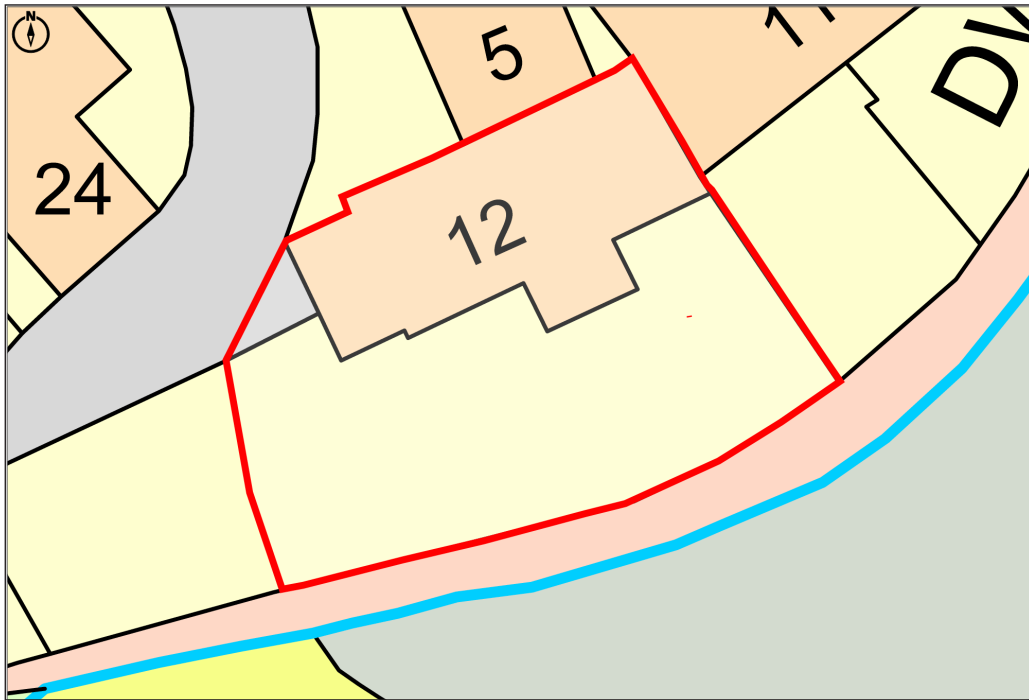


## IMPORTANT NOTES

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 May 2024.

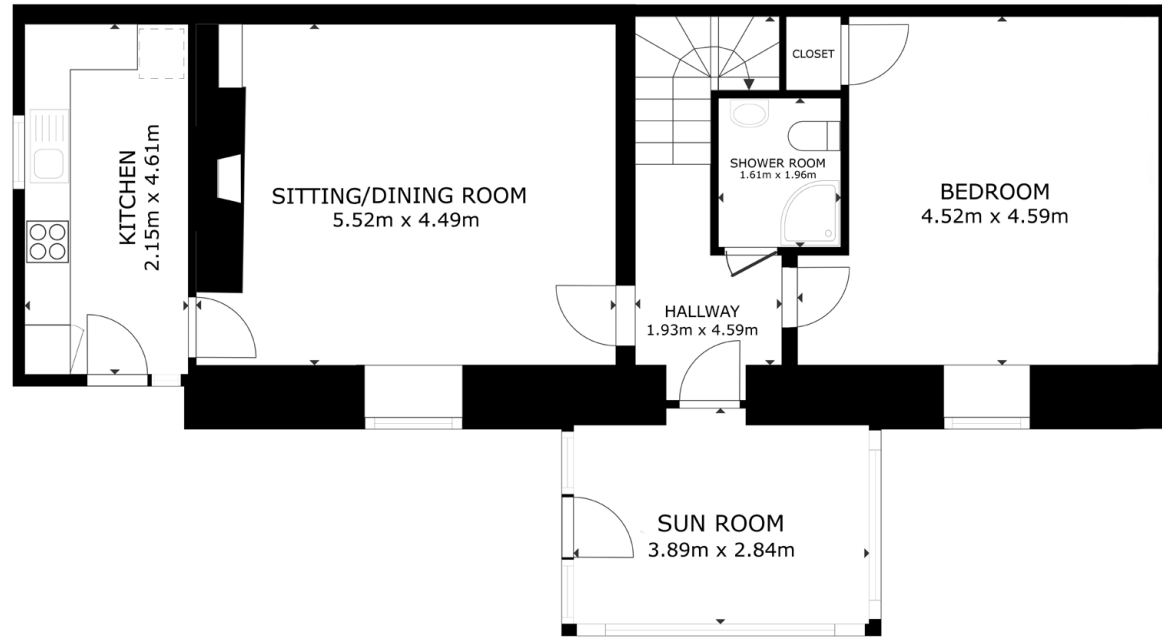




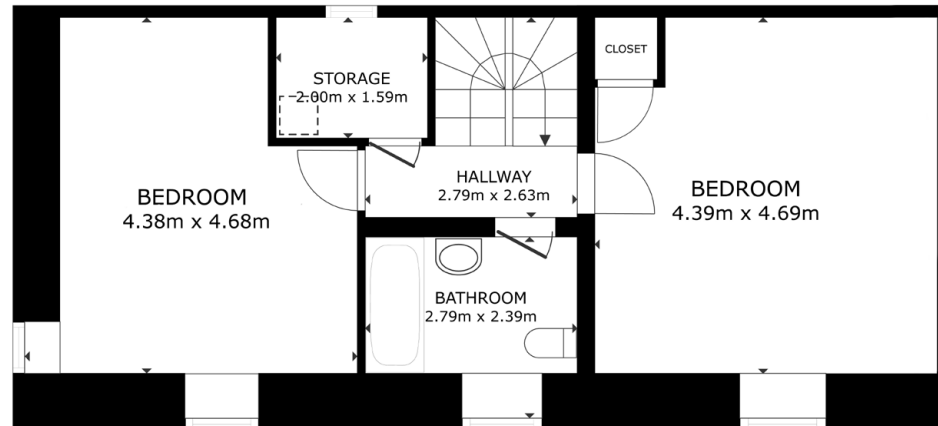




12, SHORE STREET, AVOCH IV9 8QB



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 86.6 m<sup>2</sup> FLOOR 1 62.5 m<sup>2</sup>  
TOTAL : 149.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Galbraith**



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