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Wishing Well Cottage sits right in the heart of Rosemarkie, one of the Black Isle's most picturesque coastal villages. Tucked along Bridge Street within a conservation area, it's surrounded by characterful homes, leafy gardens and a welcoming community atmosphere. Built in 2012, the house blends modern comfort with a timeless cottage feel. With generous living space spread across two floors, it's ideal for families or anyone who wants the ease of a modern build in a peaceful village setting. The beach, local café and scenic walks are all just a short stroll away, while Fortrose and Inverness are within easy reach for everything else.

Arriving at Wishing Well Cottage, the first thing that stands out is its neat, traditional look with cream coloured render and contrasting dark roof lines that fit perfectly with its surroundings. A loc-bloc driveway leads up to the entrance, framed by a low boundary wall and iron gates that add a touch of character to this well kept home.

Stepping inside, you arrive in a bright, open hallway that also serves as a welcoming family space. The layout feels relaxed and modern, with smooth pale walls and oak doors that bring a sense of warmth. Light filters in through well placed windows, giving the room an airy quality that sets the tone for the rest of the home. It's a practical and inviting area that works perfectly as a second sitting room, reading spot or informal gathering space.

From the family room, the space opens into a bright, modern kitchen and dining area. Cream cabinets with sleek black handles line the walls, topped with textured dark worktops that tie the look together. A matching dark sink and drainer sit beneath one of several windows, all of which bring in natural light from different angles. The walls are painted a soft cream, paired with glossy mosaic style tiles that add texture. Low level lighting along the kickboards gives the room a warm glow, complementing the wooden flooring. A large stainless steel range cooker with matching splashback and extractor above, takes centre stage, making this a kitchen perfect for cooking. There's also plenty of space for a dining table, creating an easy, open layout perfect for everyday meals.

Along the hallway sits the main lounge. This is a comfortable room finished in soft cream tones with the same warm wooden flooring that runs throughout the ground floor. A white multi-fuel stove stands out as the focal point, framed by a marble effect hearth and tall black flue. Windows to the front and rear bring in light from both sides, giving the space a balanced, inviting feel that's perfect for relaxing evenings or quiet mornings with a coffee.

The ground floor shower room is fitted with a modern suite, including a glazed shower enclosure, pedestal hand basin and toilet. The shower area is finished with marble effect wetwall panels, giving it a polished, contemporary look. A frosted window provides natural light and privacy.

Also on the ground floor is a practical utility room fitted with matching cream cabinets and dark textured worktops, keeping the style consistent with the main kitchen. There's a stainless steel sink beneath a frosted window, space for appliances and handy extra storage for household essentials.

A carpeted staircase with step lighting leads to the first floor, where three bedrooms and the family bathroom are located.

The main bedroom is a generous, beautifully finished space with soft neutral decor and a calming atmosphere. The sloped ceiling and velux window give it character, while the triple built-in wardrobes provide excellent storage along one wall. There's plenty of room for a large bed and additional furniture. Its en-suite shower room adds a touch of luxury, featuring a striking spa-style shower enclosure fitted with body jets and digital controls. A roof window brings in natural daylight while the clean, contemporary fittings make this an elegant and relaxing space to start or end the day.

Bedroom two is also a comfortable double room with soft cream walls and a slightly vaulted ceiling that adds character. A dormer window looks out to greenery, creating a calm and private outlook. The built-in double wardrobe provides practical storage and the layout leaves space for additional furniture.

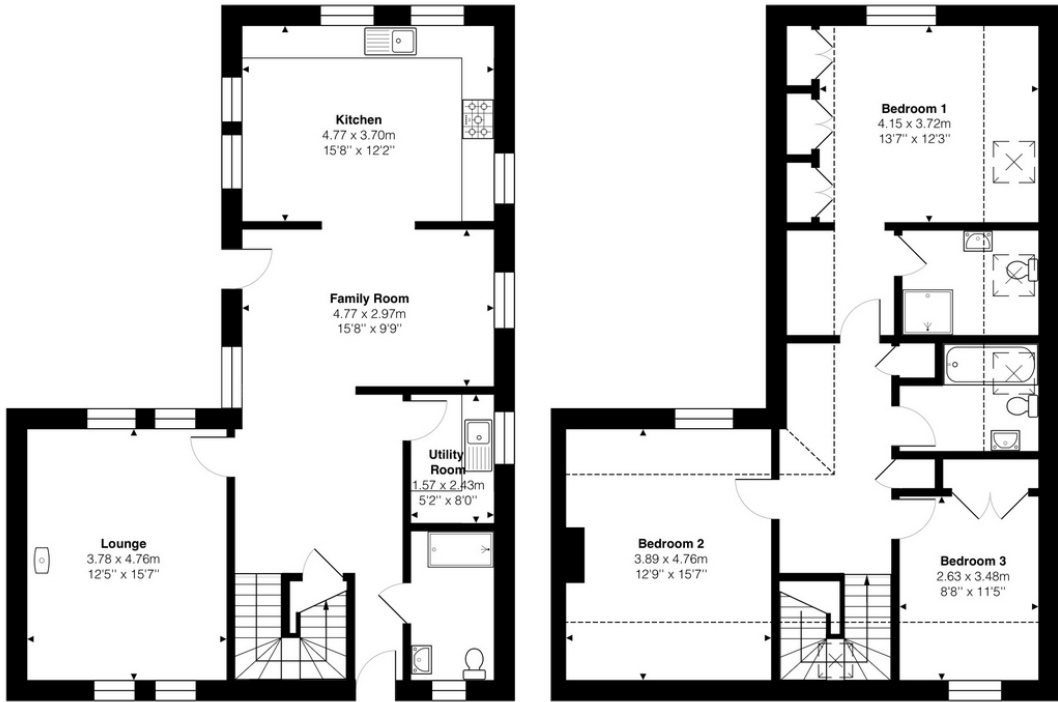
Bedroom three is a welcoming space with a dormer window drawing in daylight and soft cream decor that complements the warmth of the fitted carpet. Its simple layout makes it versatile, ideal for a child's room, guest accommodation or a home office.

The family bathroom is finished to a high standard, featuring a modern suite that includes a spa bath with shower over, a pedestal basin and a toilet. Subtle wall panelling and a pale colour scheme create a clean atmosphere, making it an inviting space for a soothing soak or a refreshing start to the day.





Wishing Well Cottage



All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	77	77
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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