



Anderson Drive, Fortrose, IV10 8TG

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Semi-Detached Bungalow In Peaceful Cul-De-Sac
- Air Source Heat Pump System
- Two Double Bedrooms
- Large Garden Grounds
- Convenient Location Close To Amenities
- PV Panels With Battery Back-Up
- Energy Efficiency Rating Band A (93)
- Modern Shower Room
- Brick Built Garden Store
- Perfect For Downsizers Or First Time Buyers

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



12 Anderson Drive is an inviting bungalow in a quiet Fortrose cul-de-sac. With a generous wraparound garden, modern heating system, PV panels and outstanding energy performance rating, this property is perfect for downsizers or as a first step onto the property ladder.

The front door opens into a neat vestibule which leads through to the hallway. Finished with white painted walls and matching timber doors, frames and skirting, it's softened by a grey carpet and warmed by a radiator, creating a bright, neutral introduction to the home.

The lounge is the first room off the hallway and immediately conveys a sense of space. A wide front-facing window fills the room with light, while the fireplace with tiled surround provides a focal point. With its white walls and grey carpet, the lounge offers a calm, neutral backdrop that can be easily personalised. Its size provides ample room for sofas, chairs and other furnishings.

From here, a door leads directly into the kitchen. This is a practical and functional space with cream-fronted cabinets and wood-effect worktops. A stainless steel sink is set beneath the window, and there is space for a freestanding cooker, washing machine and undercounter fridge. Decorative tiling around the worktop areas provides an easy to clean finish, while grey laminate flooring adds a touch of durability and contrast against the lighter tones of the cabinets.

The home offers two bedrooms, both doubles, finished in the same crisp, neutral style as the rest of the house. The larger, set to the front, enjoys a wide window and soft grey carpet underfoot, with white painted walls keeping the atmosphere fresh. A radiator sits on the internal wall, making this a warm and comfortable room. The second double, slightly smaller, lies to the rear and is also decorated in white with a grey carpet, providing a quiet, restful space with a view out to the garden.

The shower room enjoys a contemporary finish, with panels of grey-speckled wetwall around the cubicle, sink and toilet – and white tiling elsewhere. The square corner cubicle houses an electric shower, while a tall frosted window above the sink brings natural light without compromising privacy. A traditional white radiator ensures comfort while grey laminate flooring ties the room together.

Practical benefits include timber double glazed casement windows, PVC doors, an air source heat pump supplying radiators throughout and PV panels with battery back-up. Hot water is provided by the heating system and supported by an electric immersion heater. With an exceptional EPC rating of Band A, this home is both efficient and future ready. Outside, the property occupies a generous plot with a mix of decorative and practical spaces. The front garden is laid with stone chips and reached via a small gate and steps leading to the front door. To the side lies a long lawn that wraps around to the rear garden, offering plenty of space for children to play or pets to roam. The rear includes storage options with a semi-detached brick built store fitted with electricity and a timber shed with a felt roof. Fencing and hedges define the boundaries, giving the gardens both privacy and structure. 12 Anderson Drive offers the opportunity to settle in a sought-after part of Fortrose with the scope to modernise to personal taste. Its energy efficient heating, generous garden space and convenient single level layout make it a practical and appealing choice for a wide range of buyers. Homes in this area are always in demand, so early viewing is strongly recommended to fully appreciate what this property has to offer. Contact Hamish Homes today to arrange your appointment.

About Fortrose

Fortrose, a picturesque town on the Black Isle, is a gem known for its stunning coastal views, historic charm and friendly community. Located just 13 miles from Inverness, Fortrose offers a perfect blend of country living with easy access to city amenities.

One of Fortrose's most captivating features is its beautiful setting on the Moray Firth, providing residents with spectacular views and opportunities for dolphin watching at Chanonry Point. The town is steeped in history, with the impressive ruins of Fortrose Cathedral dating back to the 13th century, adding a touch of historical allure to the area.

Fortrose boasts a range of local amenities, including independent shops, cafes and restaurants that cater to daily needs and offer a taste of local produce. The town also has a well-regarded secondary school, Fortrose Academy, known for its strong academic performance and community involvement.

Outdoor enthusiasts will find plenty to do, with numerous walking and cycling paths, a scenic golf course overlooking the sea and nearby woodland trails. The community is vibrant and welcoming, with various local events and activities throughout the year.

For those looking to buy property, Fortrose offers a peaceful yet connected lifestyle, combining natural beauty, historical charm and a strong sense of community. It's an ideal place for families, retirees and anyone seeking a serene coastal retreat.





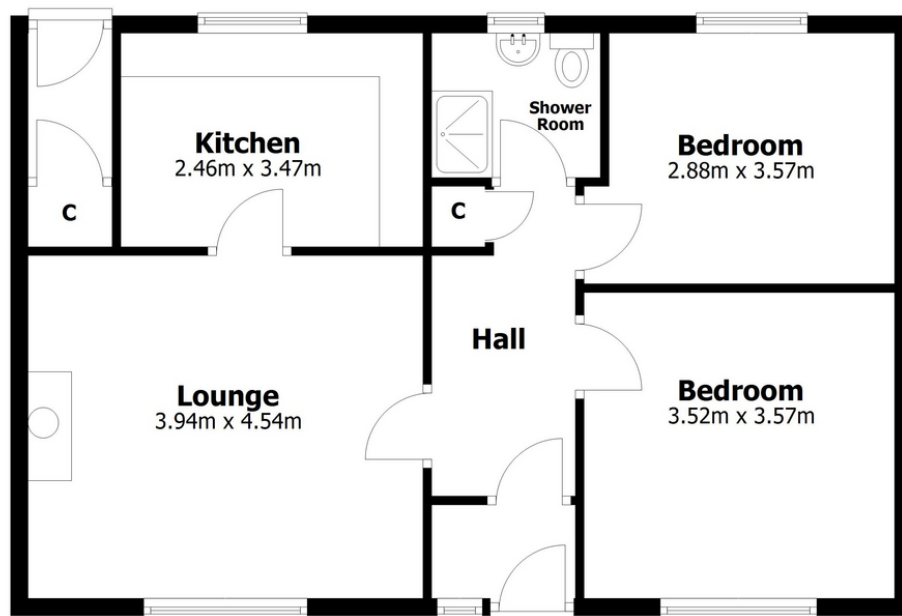
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 66 m2



Ground Floor

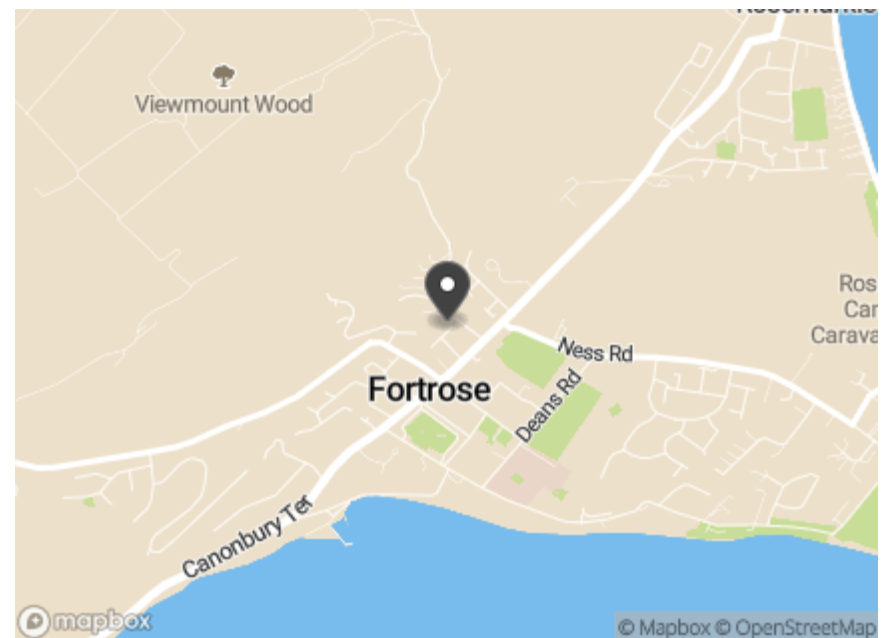


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Plan produced using PlanUp.

12 Anderson Drive, Fortrose

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	93	99	(92+) A	97	98
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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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