



Greenside Street, Fortrose, IV10 8AG

Offers Over £298,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Bold Coloured Exterior With Corner Position
- Spacious Sitting Room With Neutral Decor
- Modern Kitchen With Integrated Appliances
- Handy Utility Area & Ground Floor WC
- Three Double Bedrooms All With Built-In Wardrobes
- Master Bedroom With En-Suite Shower
- Double Glazed Windows And Triple-Glazed Doors
- Energy Efficient Mitsubishi Ecodan Heat Pump
- Quiet Village Setting Close To Beaches
- Easy Commuting Distance To Inverness City

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

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



From the moment you arrive, 46 Greenside Street catches the eye. Set on prominently on a corner within a modern cul-de-sac, this three year old home stands apart with its warm peach toned exterior and red front door, adding character among the neighbouring white painted houses. The tidy lawned and paved path give a smart first impression and a hint of the style to come inside.

The sitting room is a generous and inviting setting for everyday life. Three tall windows line one wall, filling the room with daylight, while a long radiator beneath ensures warmth throughout. The pale grey painted walls are complemented perfectly by the lush light coloured carpet. There is plenty of floor space here for a full suite of sofas and furnishings, making it an ideal family hub.

Double doors open through to the kitchen and dining area, creating a lovely sense of flow between the main living spaces. The dining space is a good size and can easily accommodate a large family table. Matching pale grey walls keep the room bright and neutral, while glazed patio doors invite light from the garden and provide easy access outdoors. Wooden flooring links seamlessly through to the kitchen for a unified, contemporary look.

The kitchen itself has a fresh, modern design with light toned cabinets topped with wood effect acrylic worktops. A built-in electric oven sits neatly beneath a ceramic hob with a stainless steel extractor hood above. Under cabinet lights and polished chrome sockets combine for a modern finish. A slim window above the sink adds natural light and ventilation.

A rear hallway doubles up as a practical utility space with a worktop area, providing space and plumbing below for laundry appliances. The ground floor WC leads off from here, with matching toilet and sink, radiator and walls all finished in bright white. It's a clean, simple design that suits the home's overall aesthetic.

Upstairs, the landing leads to three comfortable double bedrooms, each finished in the same cohesive style of light grey walls, white trim and cream carpets to enhance the natural light. The master bedroom has twin windows and a built-in wardrobe featuring mirrored sliding doors. It also benefits from its own private en-suite shower room. Fitted with grey marble effect wall tiles, a sleek dark vanity unit incorporating both toilet and basin with useful storage beneath, and a large shower enclosure with mains shower installed.

The second bedroom is also a double, again bright and airy with two windows, light carpet and a mirrored built-in wardrobe. The third bedroom mirrors the same finish, including twin windows and fitted wardrobes. – ideal as a guest room or home office. Having three genuine double bedrooms gives the home superb flexibility for families, guests or home working without ever feeling short on space.

The family bathroom feels calm and refined. Warm beige tiles surround the bath and shower area, giving the space a soft, contemporary texture. The white vanity unit with integrated storage keeps the room practical and uncluttered with the sink and toilet built in. The wooden countertop adds a gentle warmth against the tiled backdrop, while a frosted window above allows natural light without compromising privacy. It's a space that feels both modern and inviting.

Throughout the home, the standard of finish is high, with PVC double glazed windows, triple glazed external doors, mains smoke alarms and an energy efficient Mitsubishi Ecodan R32 heat pump system supplying hot water and heating.

Outside, the property occupies a rectangular corner plot with neat lawns to the front, side and rear. Paved pathways provide easy access around the home, while timber fencing and hedging define the boundaries. The rear garden offers a safe, enclosed environment for children or pets and a pleasant place to sit out and enjoy the fresh coastal air.

Situated in the peaceful community of Rosemarkie, the property benefits from the village's close knit feel and proximity to the beach. Fortrose lies just minutes away, offering shops, cafés, schools and leisure facilities. Regular road links make commuting to Inverness simple, placing city amenities within easy reach while maintaining the relaxing feel of a coastal lifestyle.

This property at 46 Greenside Street is an attractive, energy-efficient modern home exuding quality, and comfort. It's a superb choice for buyers seeking stylish family living on the Black Isle. Early viewing is strongly recommended so contact Hamish Homes now to arrange your own private appointment.





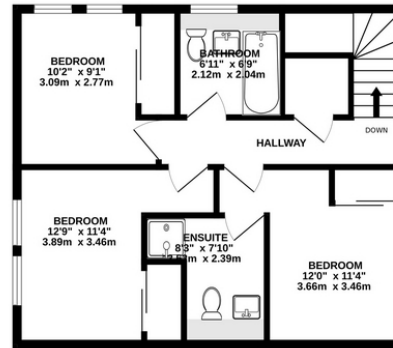
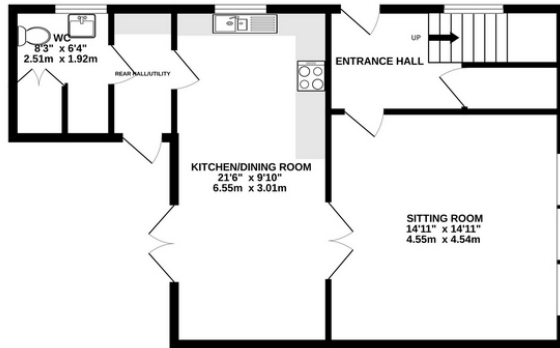
 3

 3

 110 m2





1ST FLOOR

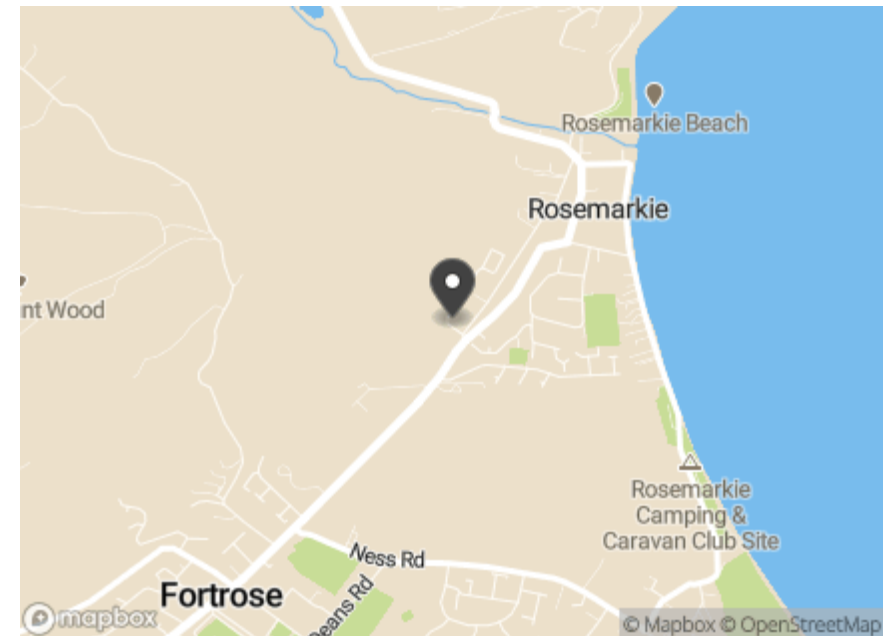


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	79	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	95	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Kintail House, Beechwood Park,
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000