



Hill of Fortrose, Fortrose, IV10 8SG

Offers Over £520,000

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- Elevated Setting With Wide Firth Views
- Bright Lounge With Warm Wooden Flooring
- Fully Fitted Kitchen With Wooden Cabinets
- Five Generous Double Bedrooms Throughout
- Separate Shower Room & Family Bathroom
- Spacious Layout Totalling 245 Square Metres
- Separate Dining Room For Formal Meals
- Utility Room With Study Room Off It
- Master Bedroom With Luxury En-Suite
- Private Driveway & Garden Grounds

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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



From its elevated position on the outskirts of Fortrose, Ard Beg commands wide ranging views across the Black Isle's rolling landscape and out to the firth beyond. Built in 2001, this substantial detached home offers around 245 square metres of accommodation across two floors. The five bedroom layout provides flexibility for family living, with multiple reception areas, a modern kitchen and a mix of formal and relaxed spaces throughout. It enjoys a peaceful, semi-rural setting within easy reach of Fortrose's harbour, golf course and shoreline walks, while Inverness lies a short commute away across the Kessock Bridge.

Stepping inside, the sense of space and light is immediately apparent. The lounge forms the centrepiece of the ground floor – a beautifully expansive room designed to take full advantage of the home's elevated position. A wall of picture windows stretches across the front, framing spectacular views and filling the room with natural light from morning through evening. The wooden flooring and neutral decor give the space a warm, timeless feel, while ceiling spotlights provide soft, even illumination after dark. There is plenty of space for multiple seating arrangements, bookshelves and display furniture, creating an impressive space for both family living and entertaining.

Along the hallway sits the dining room. It accommodates a full dining suite with space for a sideboard or serving table. A large window draws in natural light while neutral decor and timber flooring mirror the finish of the adjoining rooms.

Through an arched doorway from the dining room lies the kitchen. This is another bright space where warm wood tones dominate. An extensive range of light oak cabinets are complemented by tiled splashbacks in shades of terracotta and cream. The worktops are a light speckled colour which adds a subtle contrast, while the tiled flooring continues the warm colour palette. A large window above the stainless steel sink provides a pleasant view. Integrated appliances include an oven, microwave, hob and extractor hood, along with space for a fridge freezer and dishwasher. There's even space for a breakfast table, if required, making it a practical hub for everyday family life.

Off the kitchen is the utility room, a practical workspace designed for everyday convenience. It features matching base units and worktops to those in the kitchen, along with tiled splashbacks in the same warm tones. A stainless steel sink sits beneath a window, while there's space for appliances, including a tall fridge freezer and washing machine. A rear door provides direct access to the garden.

A door from the utility room leads into the study, a great addition to the home that's ideal for home working, reading or hobbies. A wide window allows natural light to fill the room, while the pale painted walls and wooden flooring create a calm and comfortable atmosphere.

On the ground floor you'll also find two double bedrooms. The first is a real delight, finished in soothing pale lilac tones that complement the soft natural light from dual aspect windows. The room offers excellent storage with twin built-in wardrobes and an additional fitted cupboard, leaving plenty of space for freestanding furniture. The room's en-suite bathroom is substantial, featuring a white suite with both a jacuzzi style bath and a separate walk-in shower enclosure. There is also a wash basin with fitted vanity storage below, a toilet and a heated towel rail.

The second bedroom on the ground floor sits nearby and is another spacious, light filled room. Currently arranged as a home office, it could easily accommodate a double bed and additional furniture if required. Fitted wardrobes provide generous storage while the polished wooden flooring adds a sense of continuity with the rest of the home.

Also on the ground floor is a bright shower room, finished in cheerful tones that give it a fresh, uplifting feel. White walls and tiles are complemented by a decorative ocean themed border featuring colourful fish and seahorses, adding a playful touch of character. The room includes a corner shower enclosure with an electric shower unit, a wash basin with wall mirror above, and a toilet positioned by a window that brings in plenty of natural light. A heated towel rail completes the space.

A carpeted staircase with polished wooden handrails leads up to the first floor, where you find a generous and versatile landing. There's space for furniture such as a reading chair, bureau or display cabinet, making it a pleasant spot that also links neatly to the upper accommodation.

The first floor hosts a family bathroom and three further double bedrooms. The first of these bedrooms is a bright, comfortable room decorated in soft cream tones, complemented by warm timber skirtings and window frames. A large window overlooks the surrounding landscape, filling the space with daylight. There's room for a double bed, drawers and freestanding furniture, creating a calm and restful environment.

The next bedroom is a interestingly shaped and generously sized space with real character. Its design makes clever use of the roofline, with twin Velux windows set into deep alcoves that add architectural interest. Soft cream walls and warm beige carpet create a restful and airy feel. There's space for multiple beds or larger furnishings, with fitted wardrobes providing practical storage.

The final bedroom on this floor is another bright double, finished in soft neutral shades that keep the space feeling calming and restful. A large window allows plenty of natural light to stream in, enhanced by warm timber detailing. The room easily accommodates a double, with fitted wardrobes providing useful storage. It's a peaceful, inviting space.

Completing the first floor is the family bathroom, finished in a warm neutral palette. Cream tiles with a decorative border runs around the room, complemented by pale walls and natural wood detailing on the window ledge and trim. The suite includes a bath with an overhead shower and a folding screen, a wash basin and a toilet. It's a calming room, creating a relaxing environment that's ideal for unwinding at the end of the day.



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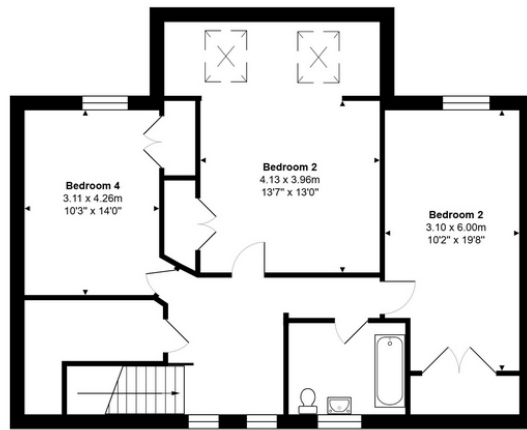
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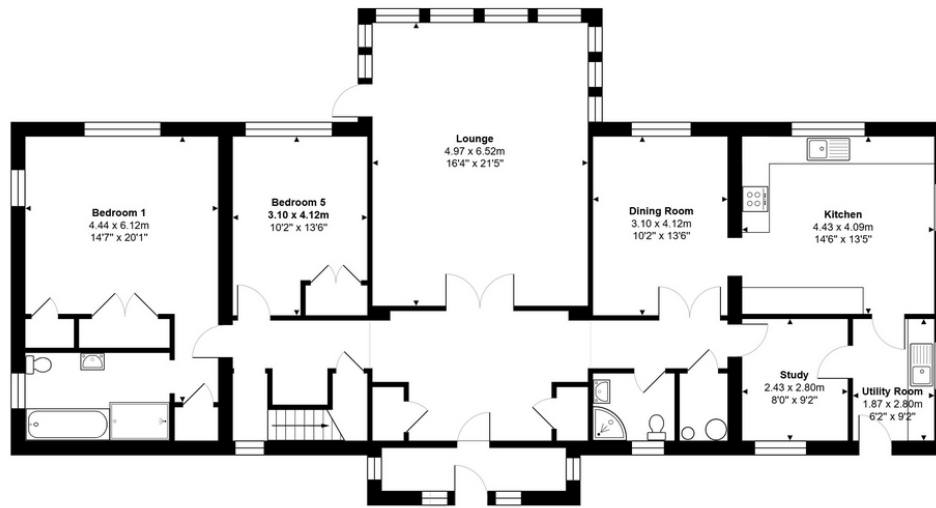
 2

 277 m²





First Floor



Ground Floor

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	94	95
(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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