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- Garage And Store Room Included

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Set on a quiet private plot just a stone's throw from the beach and neighbouring golf course, this substantial four bedroom bungalow offers a rare opportunity to enjoy single storey living in one of Fortrose's most desirable coastal locations. Discreetly tucked away within the peaceful Fiery Hillock development, the home combines generous indoor space with wraparound gardens, a double garage and the daily luxury of seaside air. Local amenities, scenic walks and village charm are all close at hand, while recent upgrades - including a modern kitchen and solar panels - add real substance to the home's appeal.

The property is approached via a shared driveway that leads to a gravelled area at the front of the house, offering plenty of space for parking and turning. A spacious double garage is attached to the side of the home, constructed in rendered concrete block under a flat felt roof and providing approximately 34 sqm of internal floor area. Adjacent to the garage is a practical store room, ideal for bikes, tools or outdoor equipment.

Step inside, beneath the sheltered porch and through the front door, and you're welcomed into a bright and beautifully presented entrance hallway. This spacious central spot sets a warm and elegant tone for the rest of the home, with soft neutral decor, wood flooring and modern internal glazed doors that invite light to flow throughout.

To the left, you enter the stunning open-plan kitchen, dining and family room. This space has been thoughtfully designed for both daily living and entertaining, with generous proportions and a clear sense of flow. The kitchen itself has been recently upgraded with modern shaker style units in a soft light colour, topped with gleaming quartz worktops. A stainless steel sink is positioned below one of two windows, and integrated appliances are neatly built in throughout. A Haier American-style fridge freezer sits alongside twin Bosch ovens, while a built-in wine chiller adds a touch of luxury beneath the breakfast bar.

Opposite, a striking navy Rayburn, supplied by a bulk LPG tank, is set into a dedicated alcove, acting as both a practical cooker and an attractive focal point. Pendant lighting defines the breakfast bar area, with plush velvet bar stools adding a pop of colour that echoes the colour scheme used throughout the family area.

Beyond the kitchen, the family space is bathed in natural light, thanks to both a side window and large glazed sliding doors that open directly to the rear garden. The space is comfortably arranged with space for sofas, a sideboard and wall mounted TV. Between here and the kitchen set-up is a flexible dining space, currently hosting a six seater table beneath a window and flanked by a modern radiator.

Also just off the entrance hallway is a large living room. This space features a distinctive stone fireplace that spans the height of the wall, creating a strong focal point. A large radiator on the wall opposite provides additional heating options year round. The room is comfortably arranged with neutral tones and wooden flooring that adds warmth. A large window allows for excellent natural light and provides a pleasant view over the garden. On the far side of the room, glazed double doors open directly into the sunroom, further enhancing the sense of space and light.

Flowing naturally from the living room, the sunroom offers a relaxing retreat with an abundance of natural light. Glazed on three sides and fitted with a glazed door to the garden, the space enjoys views of the surrounding grounds. Large picture windows, a skylight, and a warm palette make this room feel especially bright and welcoming throughout the day. With tiled flooring and room for comfortable seating, it's a perfect spot to unwind, read or enjoy the garden outlook in any season.

Leading from the inner hallway and also accessible through glazed double doors from the sunroom is a beautifully presented double bedroom. The large set of French doors not only flood the room with natural light but also offer a charming view and access to the exterior. Thoughtfully styled with soft neutral tones and warm wooden flooring, the room feels calm and inviting. Practical touches such as a wall mounted radiator makes this an ideal guest room or serene retreat.

Continuing along the inner hallway you'll find the impressive master bedroom. Stylishly decorated in soft tones with elegant panelled detailing on one wall, and a generous window framing views of the garden, this room is both calming and luxurious. A full wall of fitted wardrobes provides excellent storage with mirrored doors enhancing the light and sense of space. The room's real highlight is the adjoining en-suite bathroom which delivers real 'wow' factor. This is styled with a stunning freestanding tub, separate walk-in shower enclosure and dramatic floral patterned walls that add flair and personality. A generous layout, sleek fittings and jazzy design combine to create a boutique feel that elevates daily living to something truly special.

The third bedroom makes a bold and cheerful statement with its vibrant floral feature wall with its palette of vivid pinks and greens that immediately lifts the mood. Thoughtfully styled, the room includes a full wall of classic fitted wardrobes with elegant panel detailing and inset mirrors, adding both storage and a sense of space.

Soft lavender tones and floral accents give the fourth bedroom a calm and restful atmosphere, perfect for winding down. The wide window welcomes in plenty of natural light, enhancing the inviting feel. With space for a double bed, this room makes a great fourth bedroom for a family member or as a guest room for visitors.





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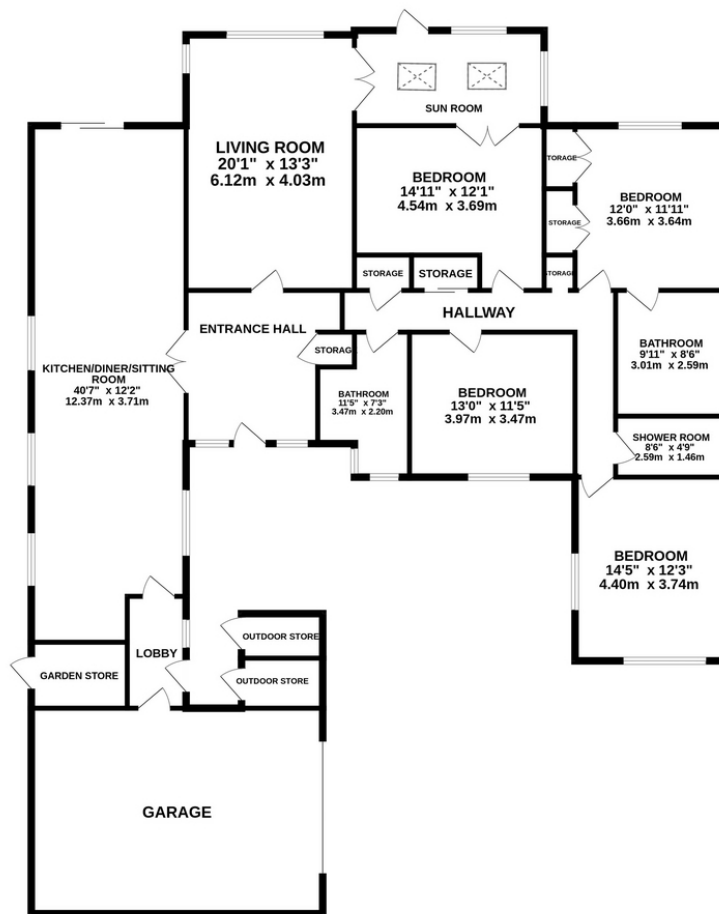
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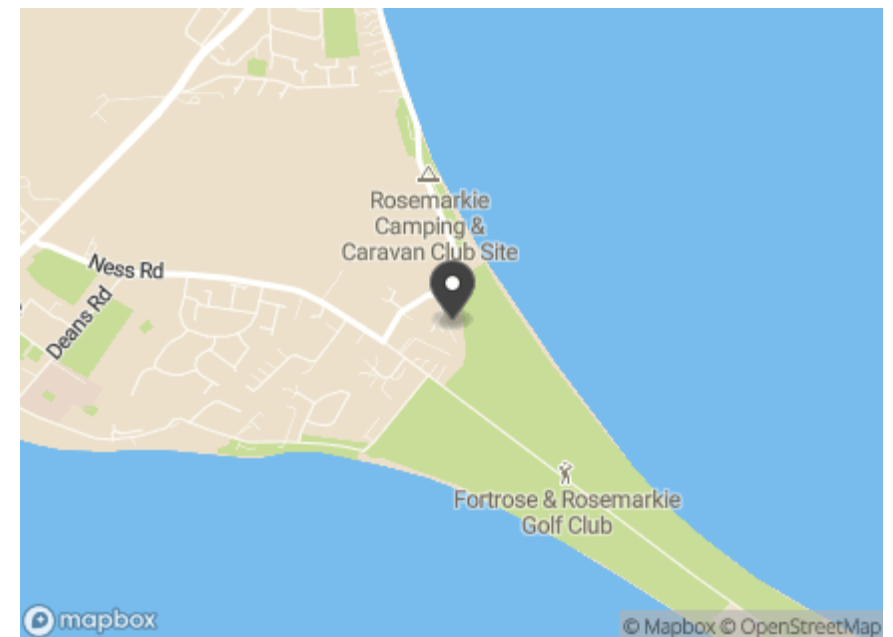


177 sq m





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		93
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	76	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	28		(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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