



Ness Road East, Fortrose, IV10 8SE

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PROPERTY PROFESSIONALS

Built around 2000, this substantial detached home offers five bedrooms in the main house and a self contained one bedroom annexe. The property enjoys a peaceful setting with open countryside views nearby and the amenities of the village within easy reach. A gravel driveway provides ample parking at the front, framed by neat lawns and mature planting that soften the home's red brick and white rendered exterior. With Inverness only fifteen miles away, this is a superb location for families seeking a balance of village life and city convenience.

A sheltered entrance opens into a bright vestibule, ideal for coats and footwear, before leading into the main hallway. The space feels instantly inviting, with soft neutral tones and light carpet balanced by rich timber detailing around the doors, skirtings and staircase, setting an elegant and cohesive tone for the home.

The kitchen is a beautifully styled, contemporary space. Fitted with an extensive range of floor and wall mounted cabinets that combine deep navy and light grey finishes, offset by solid timber worktops. A striking black glass splashback and matching extractor add a sleek contrast, complemented by modern integrated appliances including a double oven and large induction hob. The generous layout easily accommodates a small dining table, illuminated by pendant lighting that enhances the inviting atmosphere. Wide windows flood the room with natural light while glazed French doors open directly to the outside, creating an easy connection to the patio for al fresco dining.

Just off the kitchen, a small utility room provides a practical workspace. Fitted with modern white cabinets and matching worktops, it offers excellent additional storage and surface area for household tasks. A timber rear door with glazed insert brings in natural light with coat hooks thoughtfully placed for everyday convenience. Accessed from the main hallway, the dining room is a calm, elegant space perfectly suited for everyday family meals and more formal occasions. Gentle wall lighting creates an inviting atmosphere, while the neutral palette makes the room adaptable to any style. It's a beautiful space that comfortably fits a large table and chairs.

Sunlight streams through the wide windows of the lounge, making it feel instantly relaxing. It's framed by a striking feature wall where a white mantel and dark slate surround set off the electric stove beautifully. The bold wallpaper design lends character without overwhelming the calm palette, while glazed patio doors draw the eye toward the garden beyond. The size of the room allows you to arrange your furniture to suit your needs and taste.

The first of the home's five bedrooms is conveniently located on the ground floor, providing flexibility for guests or those who struggle with stairs. Light blue wall tones and plentiful natural light create a calm and refreshing atmosphere. There's room for a king size bed alongside drawers and a dressing area, with thoughtful built-in storage completing the picture. The adjoining en-suite features a walk in shower enclosure with rainfall head, a modern pedestal basin and matching toilet. Chrome fittings lend a contemporary feel, while a heated towel rail and side window ensure both warmth and light.

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Completing the ground floor is a neatly presented WC, conveniently positioned off the hallway. Finished in soft neutral colours it includes a modern white suite comprising a wash basin and toilet. A patterned splashback adds a touch of character, while the window ensures good natural light and ventilation.

A polished timber staircase leads to the upper floor, where the landing opens out into a bright, generous area that feels almost like an additional room in its own right. At the top of the stairs, the family room immediately draws the eye. It's a beautifully light room with a calm, contemporary feel. Framed by glass panels that overlook the landing, it becomes a natural gathering spot on this level. A solid fuel stove provides the room with warmth and character, complemented by timber flooring and soft, neutral decor. Sliding patio doors extend the room out onto a broad balcony, where the view stretches across open countryside towards the hills beyond, a serene outlook that's hard to resist.



- Self Contained One Bedroom Annexe
- Contemporary Kitchen With Modern
- Appliances Family Room With Sweeping
- Balcony Oil Fired Central Heating System
- Garden Office With Power And Lighting
- Spacious Gravel Driveway For Parking
- Five Bedrooms, Two With En-Suites
- Freestanding Bath In Family Bathroom
- Double Glazed Timber Casement Windows
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and emailed to askhamish@hamish-homes.co.uk



Along the landing, the home's second bedroom is inviting, finished in soft neutral shades that enhance the natural light from its large window. There's room for freestanding furniture, and the subtle angles of the roofline add character. The adjoining en-suite is fitted with a modern suite comprising a glazed shower cubicle, pedestal basin and toilet, all neatly arranged against light coloured walls that create a fresh, clean appearance.

The third bedroom is another double room which benefits from neatly fitted cupboards that provide useful storage. Tasteful neutral decor and clean lines make this a versatile room, with space for additional furniture. A radiator fixed below the window helps to keep the room warm year round

The fourth bedroom has twin roof windows set into the sloping ceiling that draws daylight deep into the room. Painted in a soft grey, the walls contrast gently with the warm timber skirtings and light carpet underfoot. Currently arranged as a craft room, it's an ideal setting for creative work, study or quiet reading, while still comfortably accommodating a single bed or compact double if required.

The fifth bedroom is cheerful, its cream walls paired with a soft grey carpet, give it a warm feel. Built-in wardrobes in blue and beech tones offer storage, while matching timber skirtings and door frames tie the look together.

The family bathroom centres around a deep freestanding bath with sleek chrome fittings, set against textured wall panels. Opposite, a large walk in shower with a fixed glass screen and rainfall head adds a luxurious, contemporary touch. The hand basin and toilet are positioned neatly to maximise floor space, and a tall white towel radiator provides warmth. Light grey flooring ties it all together, giving the room a modern stylish feel.

The home is fitted with double glazed timber casement windows throughout, with matching timber patio doors from the family room and uPVC French doors leading from the kitchen. External doors are timber with double glazed sections, complementing the property's style and finish. Heating and hot water are provided by a Grant oil-fired central heating boiler situated in the external utility room, connected to steel panel radiators throughout. Smoke detectors are fitted throughout the home, with a heat detector in the kitchen and both carbon monoxide and smoke detectors located in the family room and external utility room for added safety.

As well as the main house, a thoughtfully designed annexe also offers independent living space that's ideal for extended family, guests or perhaps as an income generating option. The annexe has a contemporary open plan layout that combines the lounge and kitchen together. The kitchen features modern gloss units with integrated oven, ceramic hob and extractor, complemented by neutral worktops and matching splashbacks. There's space for a washing machine, dishwasher and undercounter fridge. The dining area fits neatly beside the preparation space, creating a sociable setting for meals. Beyond this, the lounge offers a comfortable seating area with laminate flooring, soft grey walls and a window overlooking the garden. Together, it forms a smart, self contained living area that feels modern and inviting.

A doorway leads through to the annexe bedroom, a bright and comfortable double with light grey walls. The layout easily accommodates a double bed, bedside cabinets and a wardrobe. The adjoining en-suite is fitted with a modern white suite, including a basin, toilet and shower enclosure. Wetwall panels line the bottom half of the room with the soft grey painted upper walls. A white towel radiator completes the clean, contemporary look.

The property enjoys enclosed garden ground surrounding the house, mainly laid to lawn with neatly defined boundaries of stone, block and timber fencing. A broad area of timber decking sits to the rear, providing an ideal spot for outdoor seating and container planting. Within the rear garden stands a timber built garden office that provides a versatile space for home working or hobbies. Finished internally in natural timber, it has power and lighting, creating a comfortable year round environment. Beside this is a separate timber shed which is a great storage spot for gardening tools, outdoor equipment and seasonal items, keeping the main garden area clear and well organised. To the rear of the garage, an external utility room provides additional household convenience, fitted with cabinets, a worktop and sink, along with plumbing for laundry appliances and practical shelving for storage.

This impressive property combines space and modern comfort in the main home and its self contained annexe. With elegant interiors and additional outbuildings, it offers everything a growing family could need. Its location brings together the tranquillity of village life and the convenience of being within easy reach of Inverness. Homes offering this level of quality are rarely available, so early viewing is strongly recommended. Contact Hamish Homes to secure your private viewing today.



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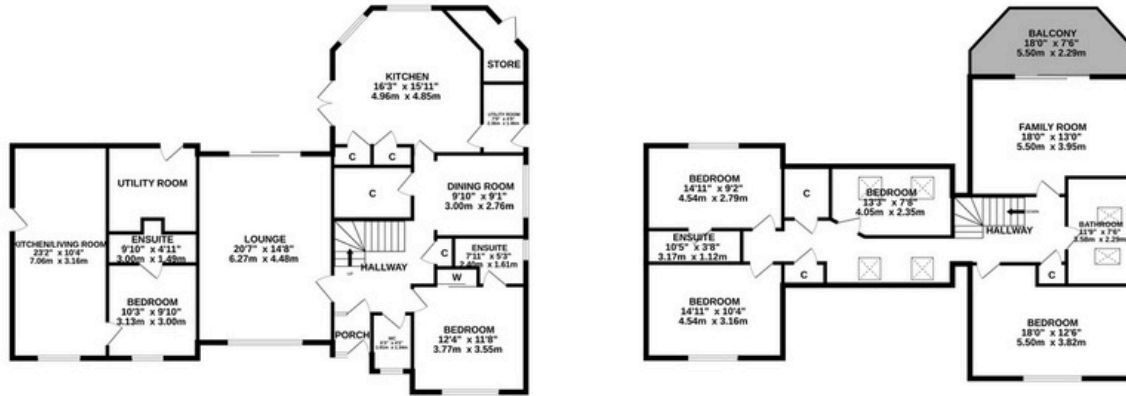
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 212 m2



GROUND FLOOR
1605 sq.ft. (149.2 sq.m.) approx.

1ST FLOOR
1194 sq.ft. (110.9 sq.m.) approx.

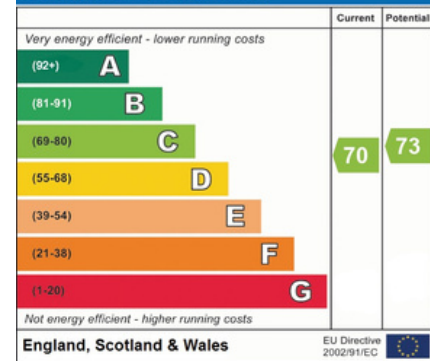


TOTAL FLOOR AREA: 2799 sq.ft. (260.0 sq.m.) approx.

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.

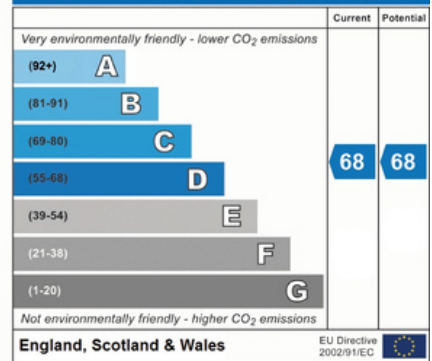
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Energy Efficiency Rating

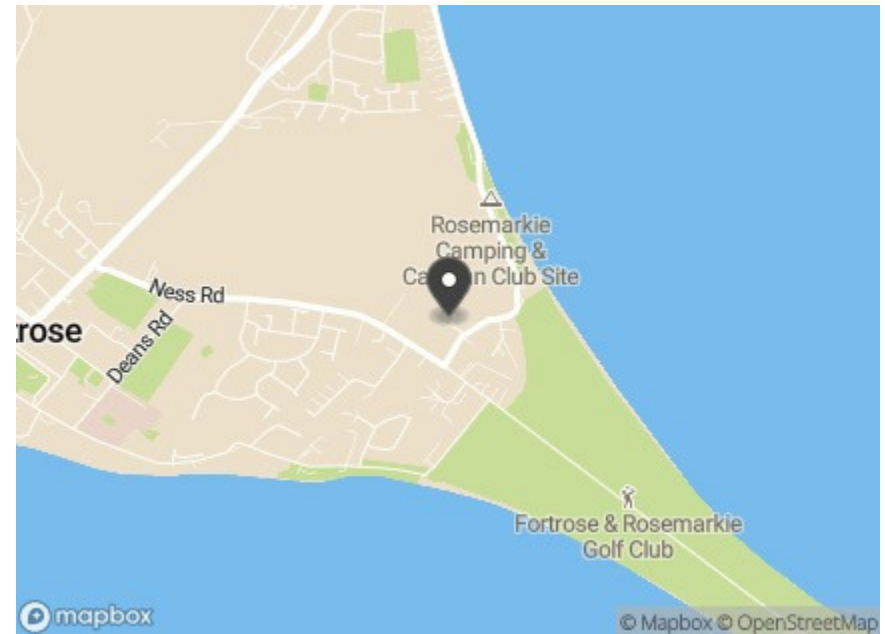


England, Scotland & Wales

Environmental Impact (CO₂) Rating



England, Scotland & Wales



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