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**TOWN CENTRE  
TWO BEDROOM HOUSE**

**OFFERS OVER £165,000**

To view all property available for sale, please view our webpage:  
[www.highland.gov.uk/propertysales](http://www.highland.gov.uk/propertysales)

**Location:**

22 High Street is located in the centre of Fortrose, a popular coastal town on the Black Isle, around 14 miles from Inverness. The property is within easy walking distance of local shops, cafés, and other amenities, and is close to the seafront and the historic Fortrose Cathedral. Fortrose offers a pleasant coastal setting while still providing convenient access to Inverness and the wider Highlands.

**Description:**

The property is a two-bedroom house arranged over two floors. The ground floor comprises a front hall, living room, kitchen, bathroom, and porch. The first floor provides a landing and two bedrooms. The property offers straightforward and functional accommodation suitable for a variety of residential uses.

**Size(s):**

The gross internal floor area of the property is approximately 86m<sup>2</sup> inclusive of the porch.

**Utilities:**

The property benefits from mains supplies water, electricity with drainage to the main sewer.

**Asking Price:** Offers Over £165,000

**Council Tax:** Band D

**EPC Rating:** D

**Viewing Arrangements:**

Please contact by emailing or alternatively contact Ricky Cheng by emailing [ricky.cheng@highland.gov.uk](mailto:ricky.cheng@highland.gov.uk) or by telephoning 01463 702228.

**Submission of Offers:**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should “note interest” to be notified of any closing date.

All offers should be submitted in standard Scottish legal by email to [property.offers@highland.gov.uk](mailto:property.offers@highland.gov.uk).

The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

**Date of Entry:**

To be agreed by mutual agreement.

