



FOR RENT

3 BAYVIEW CRESCENT, CROMARTY, IV11 8YW

£525 p.c.m

A traditionally built terraced house offering views to sea with gardens to front and rear. This property benefits from double glazed windows, oil fired central heating and well proportioned rooms throughout. Accommodation comprises:- Lounge, Dining/Kitchen and Bathroom on the ground floor and 3 double Bedrooms on the first floor. The property has been completely redecorated and will have new carpets fitted throughout prior to occupancy.



Cromarty is an attractive village situated on the coast of the Black Isle approximately 25 miles from Inverness City. There is a selection of local shops, hotels, restaurants, doctor's surgery and local primary school. Secondary pupils are transported to the highly respected Fortrose Academy.

ACCOMMODATION: -

Door to porch with window offering shelter to the entrance.

HALL

Hall with cupboard below stairs and radiator. Double glazed window.

LOUNGE 4.4m x 4.04m

A good sized lounge offering views to sea and benefiting from a feature fireplace and cupboard to side. Radiator.

DINING KITCHEN 4.29m x 2.82m

Kitchen with fitted wall and floor cupboards including services below work surface for an automatic washing machine. Double glazed window and door to rear. Extractor fan and radiator.

BATHROOM 2.39m x 2.01m

Bathroom containing WC, wash basin and MIRA electric shower over bath with tiled surround. Radiator and double glazed window.

HALL (Cont.) & LANDING

Stair to first floor with a generous storage cupboard and ceiling access to a large loft.

BEDROOM 1 4.32m x 3.04m

A double bedroom offering fine sea views with radiator.

BEDROOM 2 2.88m x 3.48m

Bedroom with integral storage cupboard and double glazed window to rear. Radiator.

BEDROOM 3 2.88m x 2.57m and 1.89m x 1.33m

A generally "L" shaped bedroom with integral cupboard containing hot water tank. Double glazed window to garden.

GARDEN

Good sized gardens to front and rear laid mainly to grass with borders and established plants. Paved patio area and garden shed. Suitable for children and/or pets.

ADDITIONAL INFORMATION

This property offers oil fired heating and double glazed windows.

COUNCIL TAX BAND:

Currently Band 'B'

RENTAL INFORMATION

The property is to be let unfurnished (although a cooker will be provided if required) on a Short Assured Tenancy basis for a minimum period of 6 months.

Tenants are responsible for the payment of all household bills and Council Tax.

DSS & Pets will be considered. References essential

RENT

A rent of £525.00 per calendar month is to be charged. A deposit of £525.00 will be payable to secure the tenancy.

VIEWING

Please contact Mike or Amanda Hicks on 01349 877004 or email: mike@hix.org.uk

