

Culbokie is attractively situated on the north side of the Black Isle and is renowned for it's beautiful views and woodland walks. The village has a Post Office/shop, pub and restaurant. Larger shops, supermarkets and leisure facilities available in Dingwall approx. 6 miles away and Inverness, the capital of the Highlands, which is 12 miles away. Primary schooling is available in the village at the recently built Culbokie Primary School, with the senior pupils attending the well regarded Fortrose Academy for which school transport is provided.

This semi detached bungalow was built around 70 years ago by the local authority with the bathroom extension added some 12 years ago. It is well presented and in excellent decorative order throughout. The house is spacious and benefits from newly fitted internal doors, double glazing and LPG central heating. There are very attractive gardens to the front & back and there is a drive to the front with some additional on road parking in the street. The view to the rear is an open outlook to rolling fields. The house is in a quiet cul-de-sac in the centre of the village next to the local shop and a short walk to the pub and restaurant. This bungalow would be ideal for first time buyers or those looking to downsize.

Directions: From the A9 turn off on to the B961 to Culbokie, as you drive through the village you will see the Spar Shop, turn right just before the shop then immediately left into the Cul-de-sac.

What3words app: [///watchdogs.stew.seated](https://www.what3words.com/#!/watchdogs.stew.seated)

Services: Mains electricity, drainage and water.

Gas Central Heating (LPG)

Council Tax Band B

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am

And 5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Carpets, curtains, blinds, shed and white goods are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



4 Smithfield, Culbokie, Ross-shire, IV7 8TN

Offers Over £160,000

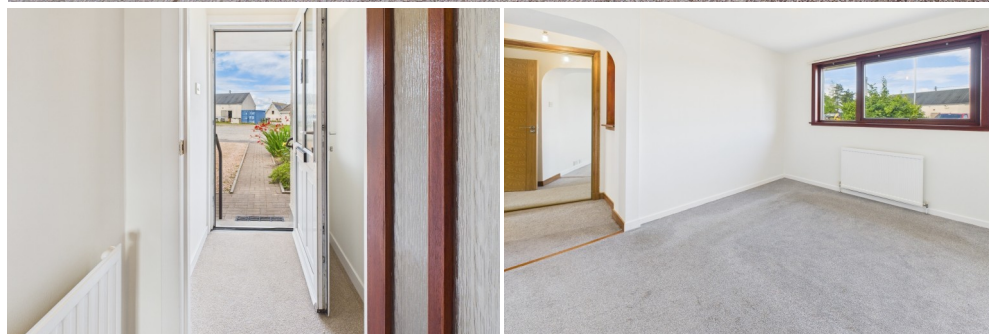
- Semi Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge/Diner
- Kitchen/Diner
- Rear Lobby with Storage
- Two Bedrooms (One En Suite)
- Dressing Room
- Bathroom
- Gas Central Heating (LPG)
- Double Glazing
- Garden to Front and Back
- Private Off Road Parking
- Shed
- EPC Rating F

01349 865125  
**middletonross.co.uk**

REF 38  
HSPC 61574



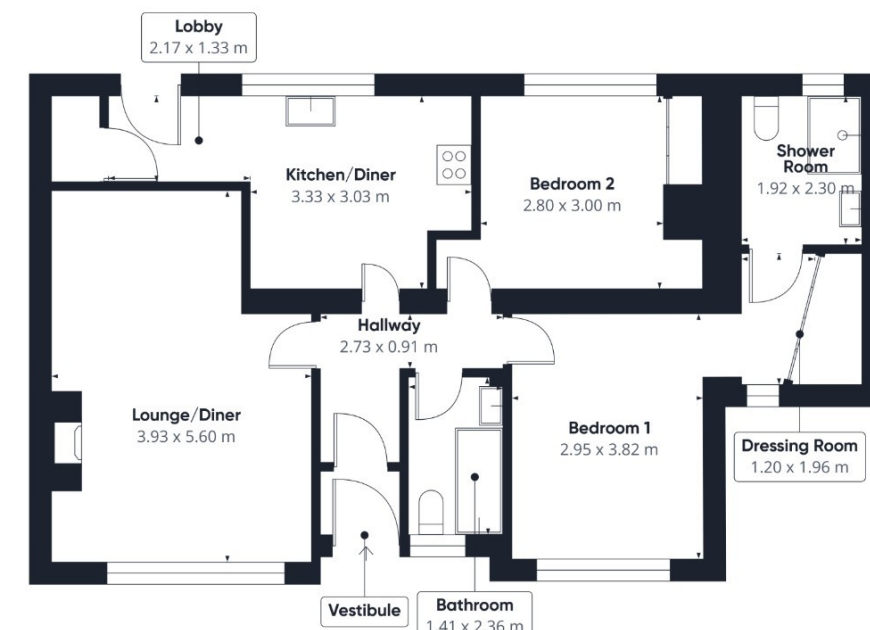




4 Smithfield, Culbokie, Ross-shire, IV7 8TN

Offers Over £160,000

Spacious and well presented semi detached bungalow in a quiet cul-de-sac in the centre of the popular village of Culbokie.



Approximate  
Floor Area 75m<sup>2</sup>