

Maryburgh is a popular village approximately 1½ miles from Dingwall and within easy commuting distance of Inverness. The village has a shop, community centre, a popular restaurant & bar. Nearby Conon Bridge has a large Coop and a small variety of shops. Primary schooling is available at the Ben Wyvis school with the older children attending Dingwall Academy for which transport is provided. Dingwall offers a wide variety of services including national supermarkets, a bank and leisure facilities including a swimming pool. There is a bus service which passes through the village and train stations at both Dingwall and Conon Bridge.

62 Birch Drive is a pleasant bungalow offering well maintained accommodation with three bedrooms, two with built in wardrobes. The property is in walk in condition and benefits from double glazing and electric storage heating, there is also a gas connection in the street. The house has attractive gardens to the front and rear and there is ample off street parking in the driveway and garage.

The property is situated in a very quiet and pleasant residential area of the village and has many beautiful countryside and woodland walks on the nearby Brahan Estate which is on the doorstep of the house. This house would provide an ideal family home, a buy to let opportunity or downsize property.

Directions: From the Maryburgh Roundabout turn second right at the war memorial into Hood Street, go along to the end of the road and turn right then follow the road round to the left, No. 62 is the third turning on the right, the house is on the left hand side.

Services: Mains electricity, water & drainage.

There is mains gas in the street

Council Tax— D

To arrange a viewing call Middleton Ross on 01349 865125

HSPC out of hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: 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.

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



62 Birch Drive, Maryburgh, by Dingwall, Ross-shire, IV7 8ES

Offers Around £245,000

- Detached Bungalow
- Vestibule
- Hall
- Lounge
- Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Family Bathroom
- Ample Storage Space
- Single Garage
- Driveway
- Double Glazing
- Electric Heating
- Gardens to Front, Side and Rear
- EPC Rating E

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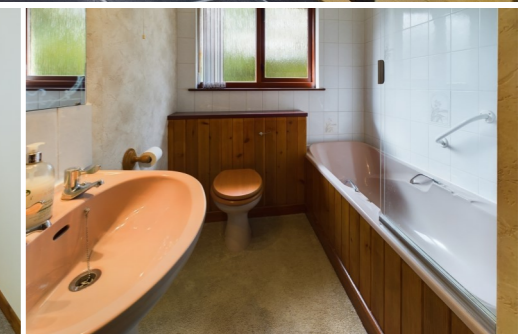
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HSPC 61099



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62 Birch Drive, Maryburgh, by Dingwall, Ross-shire, IV7 8ES

Offers Around £245,000

Detached bungalow set in an attractive garden in a popular and quiet residential area in the village of Maryburgh.



Approximate
Internal Floor
Area 95m²