

Local amenities in Kirkhill include a nursery & primary school, community centre, beauty salon and doctors' surgery. Older children attend Charleston Academy in Inverness for which transport is provided and a more comprehensive range of amenities can be found in Beaully which is four miles from the village such as convenience stores, a variety of independent shops, fast food outlets, cafes, restaurants, a pharmacy, filling station and train station. There is a regular bus service which runs through the village taking you to Dingwall or Inverness where a much wider variety of shops can be found along with onward travel links via the train station and Airport.

No. 6 St. Mary's Road was built by the local authority approx. 75 years ago and is of a double block construction under a slate roof. The property is in reasonable condition and is surprisingly spacious with ample storage space. The house benefits from solid fuel back boiler central heating and double glazing. There are gardens to the front and rear and the back garden has a large shed with a covered area suitable for storing logs. There is a communal parking area to the rear and on street parking. This house would provide an ideal downsize house, first time purchase or buy to let opportunity.

Directions: From Inverness take the A862 for eight miles, just after the Old North Hotel turn right onto the B9164 and continue for one mile take the second right into St Mary's Road then left at the fork. No. 6 is the first house on the left.

What3Words location [///beats.sparkles.navy](https://www.what3words.com/#!/beats.sparkles.navy)

Services: Mains electricity, water and drainage.

Council Tax— A

Home Report is available from One Survey

To arrange a viewing call Middleton Ross & Arnot

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



6 St. Mary's Road, Kirkhill, Inverness-shire, IV5 7NX

Offers Over £150,000

- End Terraced House
- Entrance Hall
- Lounge/Diner
- Kitchen
- Side Porch/Utility Room
- Two Bedrooms
- Box Room/Study
- Family Bathroom

- Ample Storage
- Communal Parking
- Gardens to Front and Rear
- Solid Fuel Back Boiler
- Double Glazing
- Large Shed
- EPC Rating E



Smarter property search  
[PrimeLocation.com](https://www.prime-location.com)



6 St. Mary's Road, Kirkhill, Inverness-shire, IV5 7NX

Offers Over £150,000

This end terrace house is conveniently situated close to the primary school near the centre of the village.



Ground Floor



First Floor

Internal floor area  
 Approx 66.38m<sup>2</sup>