

This three bedroom bungalow is located at the north of the highly sought after village of Munlochy on the Black Isle. The property is conveniently situated close to the local shop and a short walk to the Primary School, older children attend the highly regarded Fortrose Academy. There is a very popular Hotel and Restaurant in the village and there are bus stops and a car park a short distance from the house. From the village in any direction there are plenty of places to go for long walks and to take in the local beauty spots of which there are many. The renowned bottle nose dolphins can be spotted at nearby Chanonry Point.

Inverness is nine miles distant and Dingwall 10 miles, both an easy commute by bus or car and where there is a wider selection of amenities such as supermarkets, hotels, restaurants, and pubs. Inverness has a lively cultural and entertainment scene along with plenty of sports facilities. The airport is eight miles from the city centre.

This property was built approx. 66 years ago and offers spacious accommodation. The property has three bedrooms. There is oil central heating and an open fire in the lounge. Surrounding the house is an attractive mature garden where there is a single garage with power and light and off road parking for 2-3 cars. From the front of the property there is a stunning view over Munlochy Bay towards the Moray Firth.

Directions from Inverness: Follow the A9 for approx. 6 miles then turn right onto the B9161 and continue for approx. 3 miles taking you in to the village, Gowanlea is on the left just before the T-Junction at the A832.

What3Words app [///tune.vowing.reinstate](https://www.what3words.com/)



Services: Mains electricity, water & drainage.

Council Tax— E

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](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. The mention of appliances and services does not imply that they are in full and efficient working order. Some items of furniture are available by separate negotiation.



Gowanlea, 4 Millbank Road, Munlochy, Ross-shire, IV8 8ND

Offers Over £280,000

- Detached Bungalow
- Vestibule
- Hallway
- Lounge
- Kitchen/Diner
- Utility Room
- Three Bedrooms
- Shower Room
- Double Glazing
- Oil Central Heating and Open Fire
- Garden Surrounding House
- Garage and Driveway
- Garden Shed
- Stunning View of Munlochy Bay
- EPC Rating D

01349 865125

**middletonross.co.uk**

REF 20  
HSPC 61238







Gowanlea, 4 Millbank Road, Munloch, Ross-shire, IV8 8ND

Offers Over £280,000

Detached bungalow in the popular village of Munloch with a stunning view overlooking Munloch Bay.



Approximate  
Floor Area 93m<sup>2</sup>