

Tullich Muir is a beautiful semi-rural location just a couple of miles from Alness and Invergordon which both have a wide variety of facilities including shops, national supermarkets, primary and secondary schools, medical and leisure centres with swimming pools. Both towns have golf clubs, cafes, restaurants and bars along with excellent rail and bus links to the north and south. Inverness is 26 miles away and the house is a short distance to the main trunk road. The city has a full complement of shops, national supermarkets, bars, restaurants, leisure & entertainment facilities and the airport which is eight miles distant.

Tullich House is a former school house of a traditional stone construction which was built in 1876 and sits in approx. 0.4 acre of garden ground. The house is very spacious and retains many of the attractive original features. There was a large garage/workshop added in the 1990's and there is a large shed and greenhouse and also a summer house which has power and light. There is ample parking provided in a large space at the front of the house, the garden surrounds the property and has some fruit trees. Benefitting from oil central heating and double glazing, and a beautiful semi-rural location, this property would make an ideal family home or a business opportunity.

Directions: From the A9 northbound pass Roskeen Church and continue along the A9, go past the sign for Delny then you will see the sign for Tullich Muir/ Scotsburn, turn left here and continue along the road for about 1.25 miles, you will pass a farm house with a barn on the right then go right at the fork, continue along the road, there is a house called Woodside on the right, after that take the next right to Tullich House.

What3Words app: [///beaten.shut.bats](https://www.what3words.com/beatenshutbats)

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax— F

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

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



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# FOR SALE



Tullich House, Tullich Muir, Delny, by Invergordon, IV18 0LJ

Offers Over £325,000

- Detached Former School House
- Front Porch & Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Living Room
- Four Bedrooms (One En-Suite)
- Bathroom

- Rear Lobby
- Shower Room & WC
- Sauna
- Double Garage with Workshop Space
- Large Mature Garden with Drive
- Summer House, Green House & Sheds
- Oil Fired Central Heating & Back Boiler
- Double Glazing
- EPC Rating F

01349 865125

[middletonross.co.uk](http://middletonross.co.uk)



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Web: [middletonross.co.uk](http://middletonross.co.uk)





Tullich House, Tullich Muir, Delny, by Invergordon, IV18 0LJ

Offers Over £325,000

Detached converted former school house in the beautiful and tranquil setting of Tullich Muir, a short distance from the A9 trunk road making it an easy commute to the nearby towns of Alness, Dingwall and Inverness.



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