

This detached bungalow is situated in a beautiful rural location in the hamlet of Gorstan, by Garve which is a 25 minute drive from Dingwall. Some local facilities in Garve include a Post Office, new Community Centre and a railway station. Primary schooling is available in Strathgarve with the older children attending Dingwall Academy for which transport is provided. A wider range of facilities and supermarkets can be found in Dingwall or Inverness, the house is within commuting distance of both. The area around Gorstan offers a wide choice of outdoor activities including Forestry trails and waterfalls at Rogie, Silver Bridge and the Black Water. The Ben Wyvis National Nature Reserve is a short distance away which is ideal for hillwalkers and climbers. The house is at the gateway to the Western Highlands and all it has to offer.

The bungalow was built in 1955 and is of a cavity wall construction under a slate roof with a front porch which was added around 12 years ago. The house is well proportioned and benefits from oil fired central heating, a multifuel stove in the lounge and double glazing. This property enjoys stunning uninterrupted views of Ben Wyvis and complete privacy from any neighbours. There is ample parking provided in the garage which also has a large workshop and on the driveway which can accommodate five or six cars. The house has a large garden which extends to approx 0.6 Acre.

Directions: From Dingwall, take the A835 towards Ullapool, just after Garve, turn left on to A832 towards Gairloch, continue past the sign for Gorstan, Corran is at the brow of the hill on the right hand side set down from the road, there is a house sign on the gate.

What3Words location [///whisker.clutter.access](https://www.whisker.clutter.access)

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax— C

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, some 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.



FOR SALE



Corran, Gorstan, Garve, IV23 2PX

Offers Over £200,000

- Detached Bungalow
- Front Porch
- Entrance Hall
- Lounge
- Kitchen/Diner
- Rear Porch
- Two Bedrooms
- Bathroom

- Double Glazing
- Oil Fired Central Heating
- Multi Fuel Burner in Lounge
- Large Garden approx. 0.6 Acre
- Stunning Views of Ben Wyvis
- Garage with Power and Light
- Driveway for 5-6 Cars
- Greenhouse and Log Shed
- EPC Rating E

01349 865125

middletonross.co.uk

REF 22
HSPC 61330

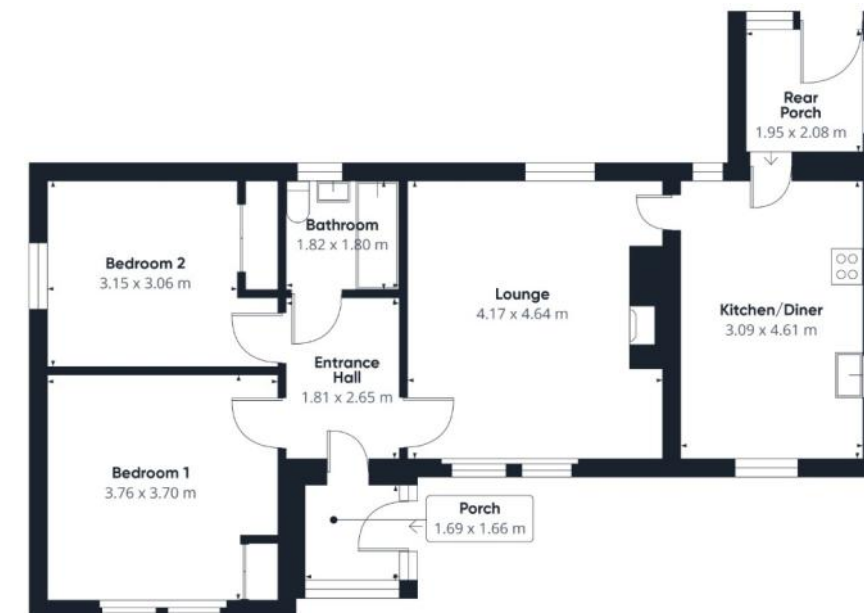




Corran, Gorstan, Garve, IV23 2PX

Offers Over £200,000

Detached bungalow situated in a beautiful rural location within commuting distance to Dingwall and Inverness.



**Approximate
Floor Area
64m²**