



5 Cherry Wynd, Culbokie, Ross-shire, IV7 8ND



- Detached Split Level Villa
- Porch
- Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Three Bedrooms (One En-Suite)
- Family Bathroom
- Landing/Study
- Ample Storage
- Large Driveway
- Single Attached Garage
- Single Detached Garage
- Double Glazing
- Oil Fired Central Heating
- Photovoltaic Roof Panels
- Gardens to Front, Side and Back
- Shed/Greenhouse
- EPC Rating C

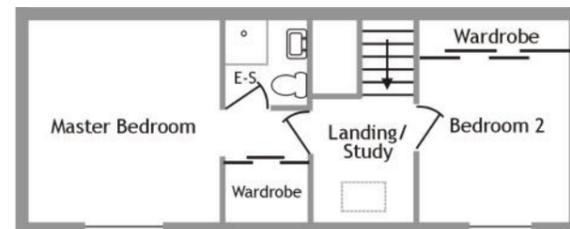
Offers Around £245,000

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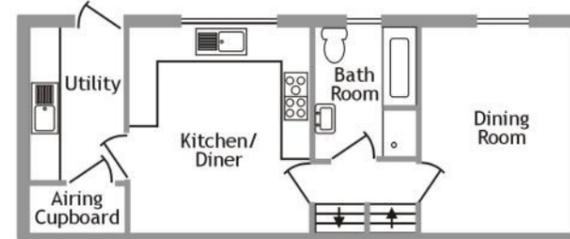
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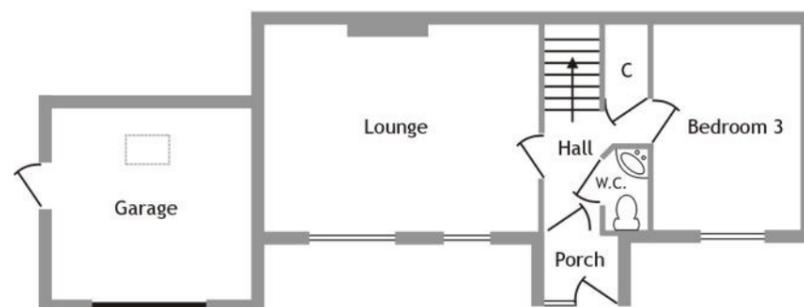
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Level 2



Level 1



Ground Floor



Culbokie is a location in the heart of the Black Isle, an area renowned for its natural beauty, wonderful views and woodland walks. The village has a Post Office/shop and a pub with restaurant. There are regular bus services to Inverness and Dingwall and a local dial-a-ride transport service. Various clubs are held at Findon Hall and once a month the village hosts the Community Farmers Market. Larger shops, national supermarkets and leisure facilities are available in Dingwall which is seven miles away and Inverness, which is 12 miles distant. Primary schooling is available in the village and is in very close proximity to the property, with the senior pupils attending the well regarded Fortrose Academy or Dingwall Academy, transport is provided for both schools.

5 Cherry Wynd is a good sized family home with bright and spacious living accommodation over three floors which benefits from oil central heating, solar panels and double glazing. There is ample storage space and two single garages. There is a ramp to the front door for easy access.

Directions: As you enter Culbokie from the A9, pass through the village until you go through a traffic calming chicane continue straight, you will pass a bus stop on the left, take the first right into Rowan Drive, then first right again into Cherry Wynd. Number five is on the left hand side just before the road bends around to the left.

Services: Mains water, electricity and drainage.

Council Tax—E

A Home Report is available from Shepherd Surveyors

To arrange a viewing call Middleton Ross & Arnot

on 01349 865125

HSPC Out of Hours Call 01463 231173

Monday to Friday 8am - 9am & 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.

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

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## 5 Cherry Wynd Culbokie

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Detached split level villa situated in a quiet residential area in the popular village of Culbokie on the Black Isle, within easy commuting distance of Dingwall and Inverness.

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### Ground Level

Porch	5.48m x 3.88m
Hall	2.60m x 1.12m
Lounge	5.48m x 3.95m
Bedroom 3	3.95m x 2.95m
W.C.	1.65m x 0.97m

### Level 1

Dining Room	3.88m x 2.96m
Kitchen/Diner	3.85m x 3.61m
Utility Room	3.85m x 2.99m
Family Bathroom	2.54m x 1.98m

### Level 2

Landing/Study	2.45m x 1.97m
Bedroom 2	3.39m x 2.93m
Master Bedroom	3.96m x 3.82m
En-Suite Shower Room	1.97m x 1.79m

### Outbuildings

- Attached Single Garage
- Detached Single garage
- Shed/Greenhouse