

This detached bungalow is located in a popular residential area of the village and within walking distance of the shop and bus stop. A playground with picnic area is within minutes of the property and there are woodland walks nearby. Primary schooling is provided at the Ben Wyvis school in Conon Bridge (1.3 miles) with the older children attending the Academy in Dingwall (2.7 miles) and for which transport is provided. National supermarkets and enhanced facilities are available in Dingwall (approx. 2 miles). The A835 is nearby providing a short commute to the City of Inverness where you can also find a full complement of shops, major retailers and entertainment facilities such as Eden Court Theatre and a wide selection of bars and restaurants.

This detached bungalow was built in the 1970's. The lounge has a picture window and an area for dining. Parking is provided for 2-3 cars in the driveway and there is a single garage. There is a low maintenance garden to one side with the front area fully planted with an array of colourful flowers and shrubs. The property has two bedrooms and would lend itself well to a small family home, an ideal downsize property or a first time purchase.

Directions: From the south at the Tore roundabout take the second exit on to the A835 and continue for 5 miles until you reach the Maryburgh roundabout, where you will take the first exit into Maryburgh. Turn first right into Hood street follow the road round to the left then turn right into Dunglass Road. Turn left into Rosshill Drive, continue to the T-junction then turn left, No. 10 is on the right hand side.

What3Words ///adjuster.dress.brochure

Services: Mains electricity, gas, water and drainage.

Council Tax— D

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

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@highlandhomes.co.uk.

Floor coverings, 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.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ

Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



HIGHLAND HOMES
by Middleton Ross

FOR SALE



10 Stuarthill Drive, Maryburgh, Ross-shire, IV7 8EL

Offers Over £185,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge/Diner
- Kitchen
- Utility Room
- Two Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Gardens Surrounding the House
- Driveway
- Single Garage
- EPC Rating C

01349 865125
highlandhomes.co.uk

REF 28

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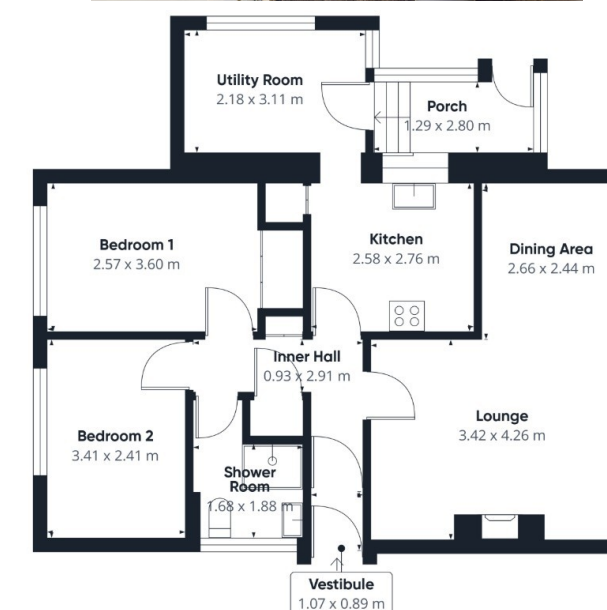
01349 865125
highlandhomes.co.uk



10 Stuarthill Drive, Maryburgh, Ross-shire, IV7 8EL

Offers Over £185,000

This detached bungalow is situated in a popular and quiet residential are in Maryburgh.



Approximate
Floor Area
69m²