

# Cleadale

PROBY STREET, MARYBURGH, DINGWALL, HIGHLAND, IV7 8DU



*A CHARMING 3 BEDROOM  
SEMI-DETACHED HOME*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Welcome to Cleadale, a charming semi-detached home located on the peaceful Proby Street in the heart of Maryburgh. This delightful property offers a perfect blend of comfort, convenience, and potential, making it an ideal choice for families, couples, or investors.

The property boasts a spacious and inviting lounge, perfect for relaxing with family or entertaining guests. The well-appointed kitchen provides ample storage and workspace, ideal for culinary enthusiasts. There are three generously sized bedrooms, offering comfortable and flexible living arrangements. The modern bathroom is fitted with a bath suite, providing a serene space to unwind.

Additionally, the current owners have upgraded the heating system with the installation of a Worcester Bosch boiler.













**Bedroom 1**







**Bedroom 2**







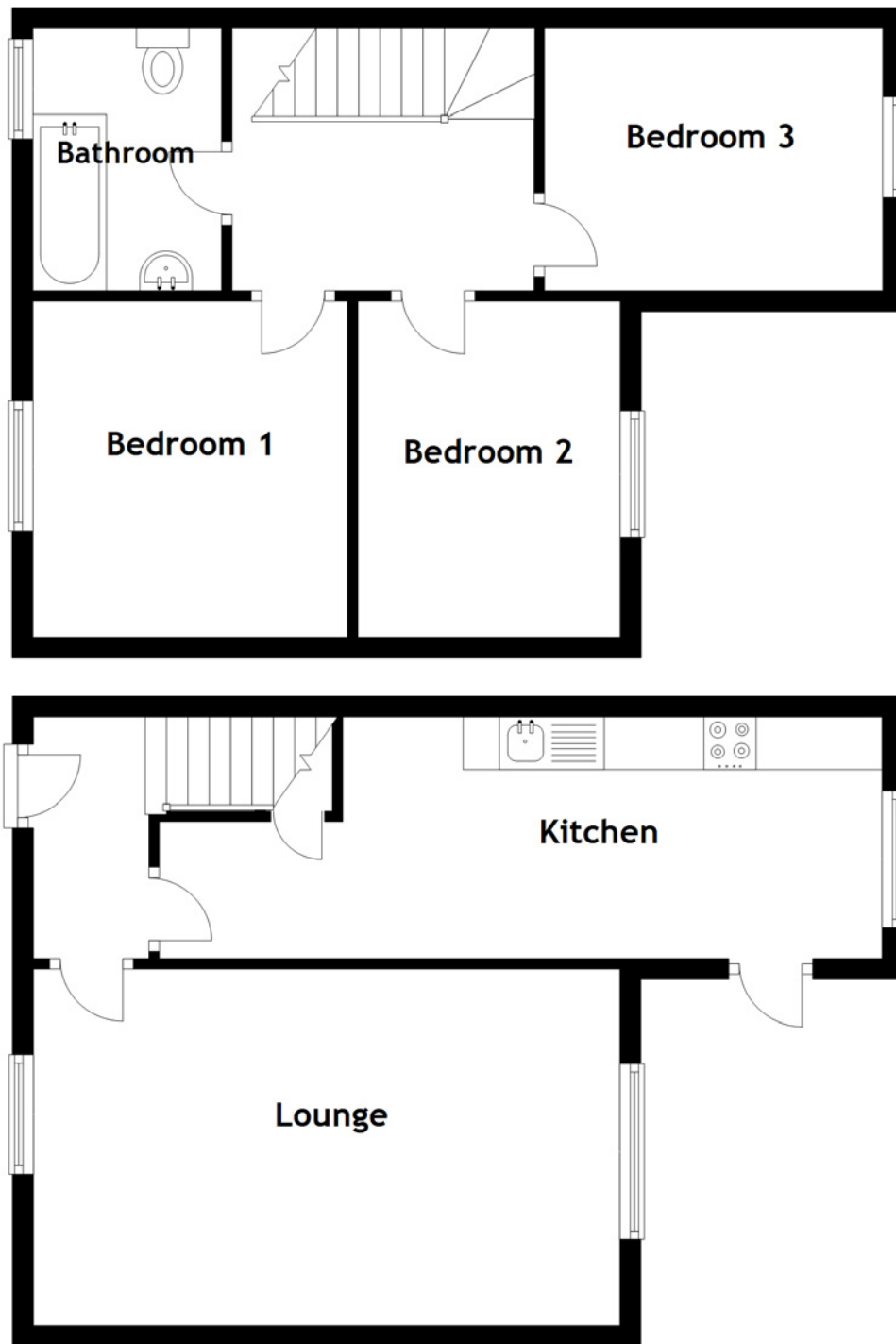
**Bedroom 3**











### Approximate Dimensions

(Taken from the widest point)

Lounge	5.60m (18'4") x 3.40m (11'2")	Bathroom	2.50m (8'2") x 1.80m (5'11")
Kitchen	6.90m (22'8") x 2.30m (7'7")		
Bedroom 1	3.20m (10'6") x 3.00m (9'10")	Gross internal floor area (m <sup>2</sup> ): 80m <sup>2</sup>	
Bedroom 2	3.20m (10'6") x 2.50m (8'2")	EPC Rating: D	
Bedroom 3	2.80m (9'2") x 2.50m (8'2")		





Externally, the property features a private rear garden accessible directly from the house. You have a right of access across the neighbouring grounds to reach your garden externally via the side. The garden is a perfect spot for outdoor activities, gardening, or simply relaxing in the fresh air. Additional storage is provided by an external storage room/shed, along with a garage for extra storage needs.



A unique feature of this property is the metal bridge at the rear, leading to an expansive field of land included in the sale. This land offers exciting potential for future development, such as pods or lodges, subject to planning and relevant permissions. Cleadale on Proby Street offers a wonderful opportunity to own a versatile and charming property in a desirable location. Don't miss out on making this your new home.





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Cleadale is nestled within the picturesque Highland village of Maryburgh, just 2 miles south of Dingwall. Perched on the northern bank of the scenic River Conon, this idyllic location offers a tranquil retreat within close proximity to nature's splendour. The Scottish Highlands beckon outdoor enthusiasts with their rugged landscapes and breathtaking vistas. From the majestic mountains to the stunning beaches, this region is hailed as Europe's last great wilderness, offering endless opportunities for exploration and adventure.

Local amenities abound in Maryburgh and nearby Conon Bridge, including a general store, pharmacy, café, public house, and take-away restaurants. For families, Conon Bridge Primary School provides education for younger children, while secondary schooling is available in Dingwall.

Dingwall serves as a gateway to the Highlands' renowned outdoor playground, with easy access to market shopping and a variety of dining options. For a wider range of facilities, a short drive takes you to Inverness, boasting the Eastgate Shopping Centre, bustling cafés, bars, restaurants, High Street shops, and essential services like the Post Office and pharmacies.

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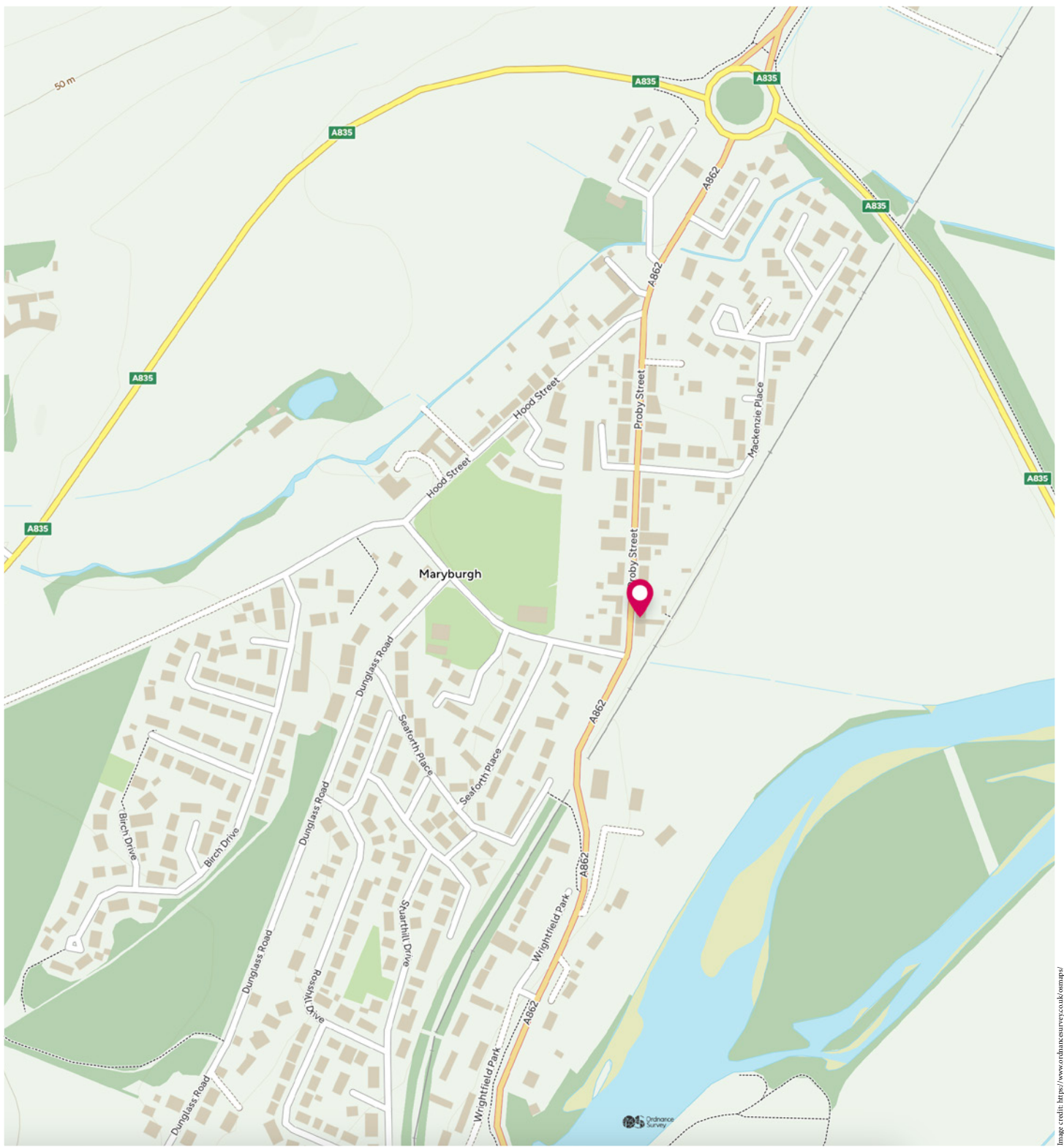


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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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