



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Rose Cottage Proby Street, Maryburgh, IV7 8DU**  
**Offers over £100,000**

**\*\*CLOSING DATE SET FOR FRIDAY 21 JUNE 2024 AT 12 NOON\*\***

Traditional stone-built one and a half storey semi-detached three bedroom cottage in need of complete renovation with a stone-built workshop to the rear situated in the peaceful village of Maryburgh in the Highlands of Scotland.

There is garden ground to the front and a large rear garden which is overgrown. The rear garden does have potential for development subject to Local Authority Consents. There is a driveway to the side of the property providing ample off street parking.

The accommodation on the ground floor comprises hallway, bedroom, bathroom, lounge and kitchen. Off the landing on the first floor there are a further two rooms.

Maryburgh has a convenience store and community centre. A wider range of shops and services can be found in the market town of Dingwall approximately 2 miles from Maryburgh. Dingwall has a leisure centre with swimming pool, a variety of shops and services, restaurants, hotels and railway station.

Primary school pupils attend Ben Wyvis Primary School in Conon Bridge. Second pupils attend Dingwall Academy.

Maryburgh is an excellent location for commuting to the City of Inverness.

Please ensure you read the Home Report before arranging a viewing.

<https://www.estateagencyhighlands.co.uk/properties/rose-cottage>

## Rooms

### Hallway

3'11" x 8'5" (1.20m x 2.59m)

Doors to lounge, bedroom and bathroom. Staircase to first floor. Storage cupboard housing the electric meter. Carpet.

### Lounge

13'5" x 11'10" (4.09m x 3.62m)

Window to front. Tiled fireplace with electric fire. Wall lights. Carpet.

### Kitchen

9'8" x 17'10" (2.95m x 5.45m)

Double aspect to side and rear. Door to rear. Base units with worktop. Stainless steel sink with right hand drainer. Cupboard housing water tank. Bench seat with cupboards below.

### Bathroom

8'10" x 6'4" (2.71m x 1.95m)

Window to rear. White WC, bath and wash hand basin with splash back and glass shelf. Heated towel rail. Towel rail. Understairs storage cupboard. Carpet.

### Bedroom 1

10'5" x 13'8" (3.20m x 4.19m)

Window to front. Alcove with shelves and cupboard below. Wooden fire surround with electric fire and tiled hearth. Carpet.

### Landing

11'3" x 8'11" at widest point (3.44m x 2.74m at widest point)

Skylight to front. Staircase from ground floor. Doors to two bedrooms. Carpet and vinyl flooring.

### Bedroom 2

10'0" x 11'3" (3.07m x 3.45m)

Window to front. Coombed ceiling. Built-in wardrobe with shelves to the sides. Carpet.

### Bedroom 3

12'5" x 11'4" (3.80m x 3.46m)

Window to front. Coombed ceiling. Carpet.

### Outbuilding

Traditional stone built workshop formerly used as a smiddy.

### Garden ground

There is garden ground to the front and rear of the property which is overgrown. There is a driveway to the side of the property providing ample off street parking.

### Heating and glazing

Electric storage heaters.

Single glazing downstairs, double glazing upstairs.

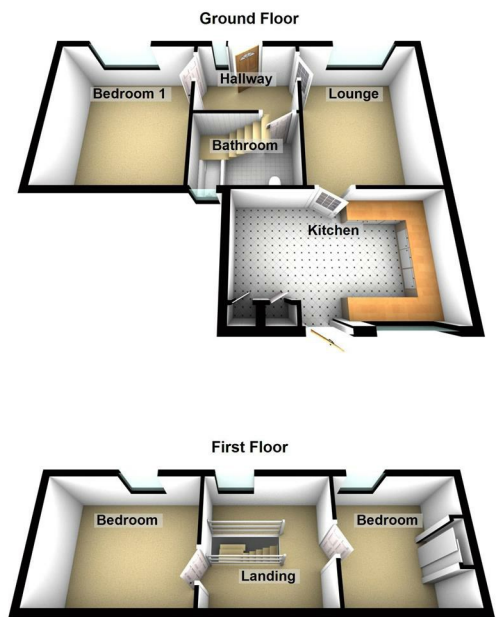
### Services

Mains electricity, water and drainage.

### EPC Rating G

### Council Tax Band C





This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanUp.

### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>17</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>56</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>7</b>	
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>	EU Directive 2002/91/EC		

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