

This detached 1½ storey villa is situated in a highly regarded residential area consisting of similar style houses. Culbokie is a sought after popular village on the Black Isle and is an ideal location to raise a family. There is a primary school in the village, a short walk from the house with the older children attending the highly regarded Fortrose Academy for which transport is provided. The village has a popular restaurant & bar and a convenience store. Dingwall and Inverness offer a wider range of amenities national supermarkets, independent shops, hotels restaurants, coffee shops, pubs and fast food outlets. Inverness also has a range of entertainment venues and the airport is nine miles from the city. Regular bus services to both Inverness and Dingwall are available from the village and there are bus stops a short walk from the house.

This property was built around 1980 and is in good condition throughout. The living areas are spacious and decorated in neutral colours. Parking is provided for two cars in the driveway and garage. There is an attractive garden with an array of colourful flowers, fruit trees and shrubs which surround the property. One of the most outstanding features of this house is the uninterrupted and breathtaking views of the Cromarty Firth, the bridge and Ben Wyvis.

Directions: Turn off the A9 on to the B9169 and continue for two miles, you will pass through the village. After the chicane take the first left into Schoolcroft and follow the road around and to the left. Number 15 is on the right hand side just before the end of the cul-de-sac.

If using the What3Words app enter:

///wiggling.grant.stunts

Services: Mains electricity, water and drainage.

Council Tax— E

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



15 Schoolcroft, Culbokie, Ross-shire, IV7 8LB

Offers Over £325,000

- Detached 1½ Storey House
- Entrance Hall
- Lounge
- Kitchen
- Dining Room
- Four Bedrooms
- Ground Floor Bathroom
- First Floor Shower Room
- Ample Storage
- Side Porch Connecting House to Garage
- Oil Fired Central Heating
- Wood Burning Stove
- Double Glazing
- Gardens with Spectacular Views
- Garage and Driveway
- EPC Rating Band D

01349 865125
highlandhomes.co.uk

REF 47

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15 Schoolcroft, Culbokie, Ross-shire, IV7 8LB

Offers Over £325,000

Detached four bedroom house in the popular village of Culbokie offering magnificent and uninterrupted views of the Cromarty Firth and Ben Wyvis.



Approximate
Floor Area
117m²