

Ar Dachaidh at Achnasoul is situated at the end of a farm track in a beautiful semi-rural location in the scenic area of Fairburn which overlooks the surrounding hills and countryside. Fairburn is a short distance from the A832 road to Wester Ross. The house is located near the River Orrin which is noted for its waterfall. Marybank which is a short distance away has a primary School with the older children attending Dingwall Academy for which transport is provided. There is a variety of sports and leisure pursuits locally such as fishing, walking and an 18 hole golf course in the nearby village of Strathpeffer. There are shops in Muir of Ord (4 miles), Dingwall (6½ miles) and a wide variety of amenities and shops in Inverness, approx. 20 miles away, all of which are within easy commuting distance.

The Bungalow was built around 35 years ago and is in immaculate walk in condition. The property benefits from oil central heating, a wood burning stove and double glazing. The kitchen has been recently modernised and the accommodation is very well appointed. The large garden which surrounds the house has an array of colourful plants and shrubs along with large areas laid to lawn. There is a very large driveway which could accommodate several cars, a garage and a small summer house.

This house would be an ideal and safe location to raise a family, a small business opportunity or perfect for holidays.

Directions: From the A835 Ullapool Road turn off on to the A832, continue to Marybank and go straight for approx. 1 mile, turn left where there is a wooden signpost marked Achnasoul. Ar Dachaidh is the last house on the left.

What3words app: [///clocked.topics.lays](#)

Services: Mains electricity and water

Drainage is to a private septic tank

Council Tax— F

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

HSPC Out of Hours Call 01463 231173

Monday to Friday 7am to 9am and 5pm to 11pm.

Saturday and Sunday 8am to 11pm

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




FOR SALE

HIGHLAND HOMES
by Middleton Ross



Ar Dachaidh, Achnasoul, Muir of Ord, IV6 7XA

Offers Over £325,000

- **Detached Bungalow**
- **Vestibule**
- **Hall**
- **Lounge/Diner**
- **Kitchen/Diner**
- **Utility Room**
- **Rear Hallway**
- **Study**
- **Three Bedrooms (One En-Suite)**
- **Family Bathroom**
- **W.C.**
- **Oil Fired Central Heating**
- **Wood Burning Stove**
- **Large Garden Surrounding House**
- **Garage & Large Driveway**
- **Summer House**
- **EPC Rating Band D**

01349 865125
highlandhomes.co.uk

REF 38



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Ar Dachaidh, Achnasoul, Muir of Ord, IV6 7XA

Offers Over £325,000

Detached bungalow set in the tranquil surroundings of the semi rural hamlet of Achnasoul.



Approximate Floor Area 136m²