



2 Migdale Road, Bonar Bridge, IV24 3EJ

Offers Over £115,000

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- EPC Rating: D
- Council Tax Band: A
- Double Glazing
- Electric Storage Heating
- Wraparound Garden
- Garden Shed
- Elevated Position with Village Views

This well-presented two-bedroom semi-detached ex-local authority home enjoys an elevated position within the popular village of Bonar Bridge, offering attractive views across the local area, including the iconic Bonar Bridge.

Recently refreshed throughout, the property benefits from a modern fitted kitchen and contemporary bathroom, while all rooms have been redecorated in neutral tones, creating a bright, welcoming interior ready for immediate occupation. The kitchen provides ample room for casual dining and features direct access to the rear garden, making it ideal for everyday family life and entertaining alike.

The accommodation comprises a comfortable living room, two generously proportioned double bedrooms, a modern bathroom and a well-equipped kitchen. Large windows throughout allow plenty of natural light, enhancing the sense of space.

Outside, the property is surrounded by a neatly maintained wraparound garden, providing attractive outdoor space that is easy to manage. A garden shed offers useful storage for gardening equipment and outdoor items, while an external tap adds convenience for garden maintenance.

Additional benefits include double glazing throughout, electric storage heating, and Council Tax Band A.

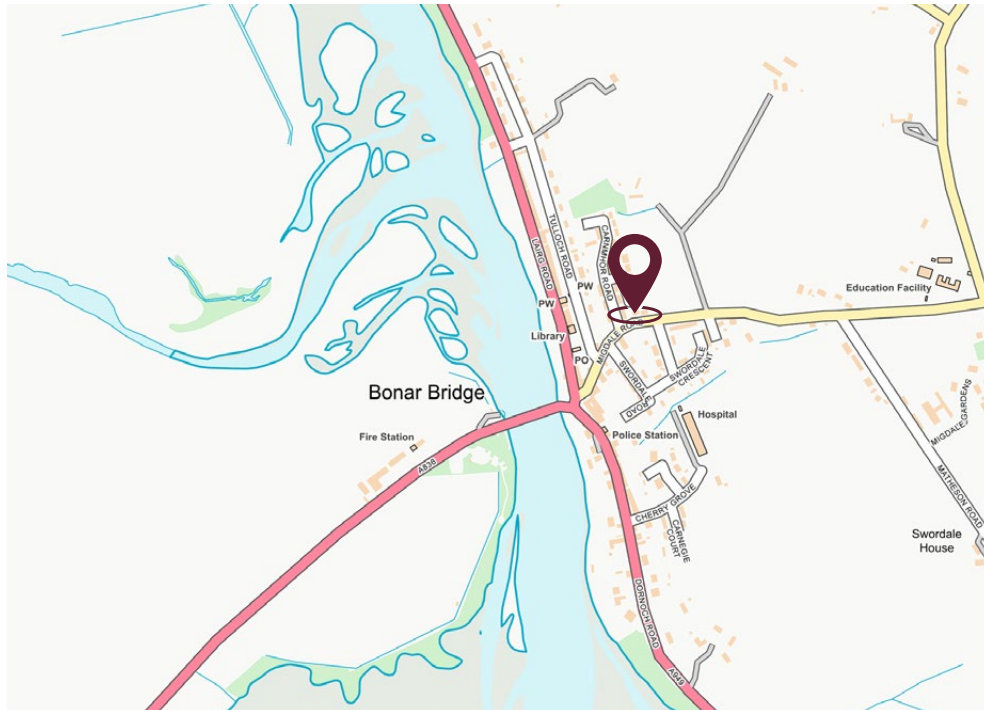
Ideally suited to first-time buyers, downsizers, or those seeking a comfortable home in a friendly Highland village, the property is within easy reach of local amenities, schools, shops and transport links.

### **Additional Information**

A bright and attractive home in move-in condition, offering excellent value in the heart of Bonar Bridge.



Kitchen/Dining Room	5.9m x 2.3m
Living Room	3.9m x 3.7m
Bathroom	2.6m x 1.7m
Bedroom 1	3.7m x 2.9m
Bedroom 2	3.7m x 2.6m



First Floor



Ground Floor

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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