

The area benefits from a range of local facilities and services in nearby Muir of Ord, including small shops, cafés, schools, healthcare services and community amenities, while larger retail and leisure facilities can be accessed in Dingwall. Nearby recreational facilities include a Golf Club and outdoor activities, walking trails, cycling and nature based activities. Within a short drive, Inverness offers a range of cultural and leisure attractions and historic landmarks such as Inverness Castle, museums, theatres, shopping areas such as the Victorian Market.

Once a busy B&B, Birch Grove provides flexible accommodation set in large gardens to the side and rear. The peaceful rural location offers an idyllic family life or an ideal base to work from home or commute into Inverness. With three or potentially four bedrooms, a large lounge space, and a conservatory overlooking fields and hills this property, although needing modernisation presents a rare purchase opportunity. Multiple outbuildings lend themselves to a wide range of activities from gardening to workshop activities. Viewing is recommended to appreciate the full potential of this unique property.

Directions: From Inverness take the A9 North to the Tore roundabout, take the second exit marked Ullapool and Dingwall. At the next roundabout take the second exit for the A835 and continue on until you reach the turning for Marybank (A832). Follow the road into Marybank and turn right at the junction onto the Brae. Turn left into Upper Arcan Road and continue on for about a third of a mile and Birch Grove is on your right.

If using the What3words app enter:

///political.invested.readjust

Services: Mains electricity,, water. Septic Tank drainage. Council Tax— E

A Home Report is available from 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 8am - 9am and
5pm -11pm. Saturday 8am -11pm & Sunday 8am—11pm
Email: property@highlandhomes.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.




FOR SALE

HIGHLAND HOMES
by Middleton Ross



Birch Grove, Upper Arcan Road, Marybank, IV6 7UL

Offers Over £290,000

- **Detached Villa**
- **Entrance Hall / Utility**
- **Large Lounge**
- **Kitchen**
- **Conservatory / Sunroom**
- **4 Bedrooms**
- **Bathroom, Shower room and En Suite**
- **Double Glazing**
- **Oil Heating**
- **Double Garage**
- **Extensive Gardens and Drive**
- **EPC Rating Band E**

01349 865125
highlandhomes.co.uk

REF 15
HSPC 61864



Birch Grove, Upper Arcan Road, Marybank, IV6 7UL

Offers Over £290,000

A peaceful rural home with panoramic views, yet in easy commuting distance of Inverness. In need of modernisation and viewing is recommended to see the potential of this rare home.



Approximate
Floor Area
122.5m²