

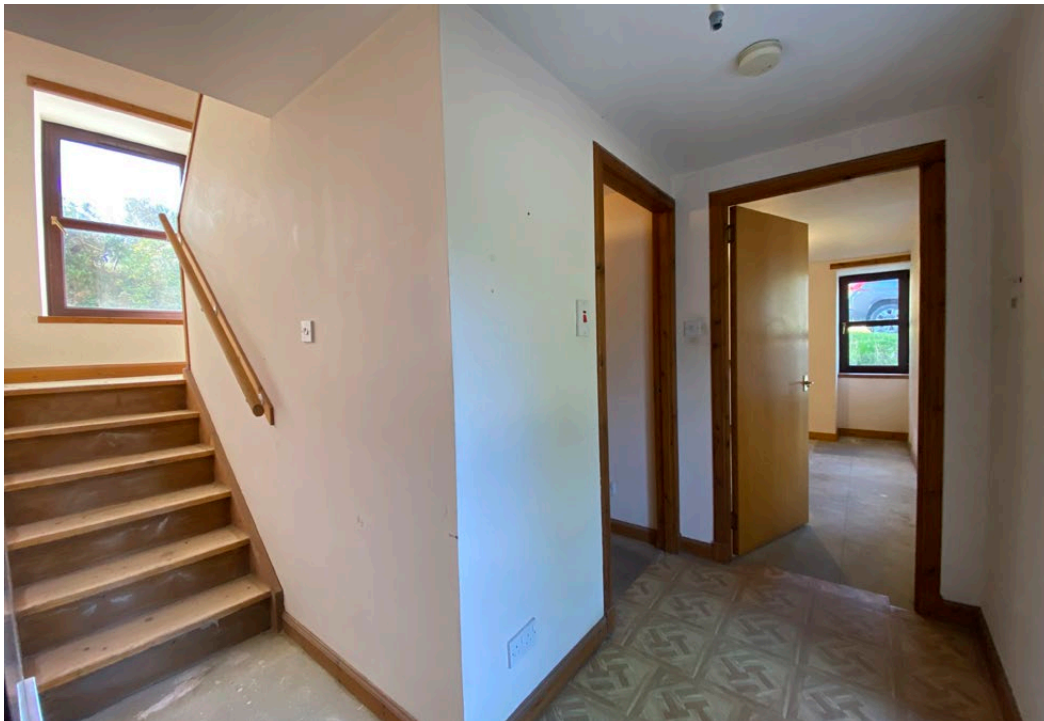
Grove House, Balnagown Bridge, Kildary, Ross-Shire IV18 0NJ

Offers Over £160,000





Grove House is a detached property located between Kildary and Milton in the Scottish Highlands. Accommodation: Entrance Hall, Living Room, Kitchen/Diner, 2 Bedrooms, Study, 2 Store Rooms and Shower Room. Mix of electric heating and a clear heating system. Mix of double and single glazing. The property requires upgrading and modernisation. Ideal project offering superb potential to a variety of purchasers. Excellent bus route with bus stop outside and convenient for Invergordon and Nigg. Some degree of reorganisation may be required but viewing is essential to appreciate the layout and location.



The village of Kildary is surrounded by Balnagown Estate and the area is excellent for walking, cycling with fishing available at nearby Kildary Loch. The Primary School in Milton is within walking distance of the property. Further services can be found in Tain and Invergordon. Invergordon is a small town in the northeast Highlands of Scotland, on the shores of the Cromarty Firth, approximately 26 miles north of Inverness. Awarded Green Freeport status in 2023, it is expected to create 25,000 jobs in the area. Invergordon is also a major port of call for cruise liners and Summer visitors, on the route of famous NC500 scenic drive around the Highlands. It has a bustling High Street with a new Co-op supermarket. Tain has Tesco, Asda, Lidl and various other amenities.



Entrance Hall:

One enters the property through a uPVC door with two glazed panels. Clear Heater System Panel.

Shower Room: 1.70m x 1.70m

Practical room with WC, wash hand basin and shower cubicle with electric Mira Jump shower. Extractor fan and tiled splash backs.

Living Room: 4.66m x 4.10m

Double aspect living room with windows to the front and side. Shelved alcove. Clear Heater System Panel.

Kitchen/Diner: 4.64m x 3.85m

Spacious room with a wooden farmhouse style kitchen with wall and floor mounted units, extractor hood and tiled splashbacks. Stainless steel sink/drainer, plumbed for washing machine and space for appliances. Ample space for dining or use as a second reception room. Double aspect with windows to front and side. Tiled fireplace with wooden mantel. Large under-stair cupboard stores the fuses and meters. Clear Heater System Panel. UPVC door with glazed panel opens to rear porch.



Rear Porch: 1.53m x 1.20m

This part of the property along with the 2 store rooms requires complete upgrading. Window to rear garden. Provides access to two store rooms. External door (currently boarded) to rear garden.

Store 1: 3.72m x 3.40m

Window overlooks garden. Access to attic rooms and store 2. Cupboard and original stove. Requires complete upgrading.

Store 2: 3.35m x 2.40m

Window overlooks garden. Cupboard. Belfast sink.



Upper Landing:

From the entrance hall a staircase with window at half landing level leads up to the first floor landing. Large walk-in cupboard stores the hot water tank and provides access to the attic. Dimplex heater.

Bedroom 1: 4.07m x 3.49m

Spacious double aspect room with windows to the front and side. Dimplex panel heater.



Study: 3.05m x 1.15m

Bright room with window to the front. Ideal for a study or baby's room. Could also be converted to a shower room subject to appropriate planning.

Bedroom 2: 4.73m x 4.15m

Second generously proportioned double bedroom. Double aspect room with windows to the front and side. Dimplex panel heater.

Garden:

Grove House sits on a corner plot with off-street parking for a number of vehicles to the side and space for a garage subject to planning. The side garden also has a large area of grass and a shed. Front garden is laid to grass. Sheltered area of ground to the rear which could be an ideal patio.

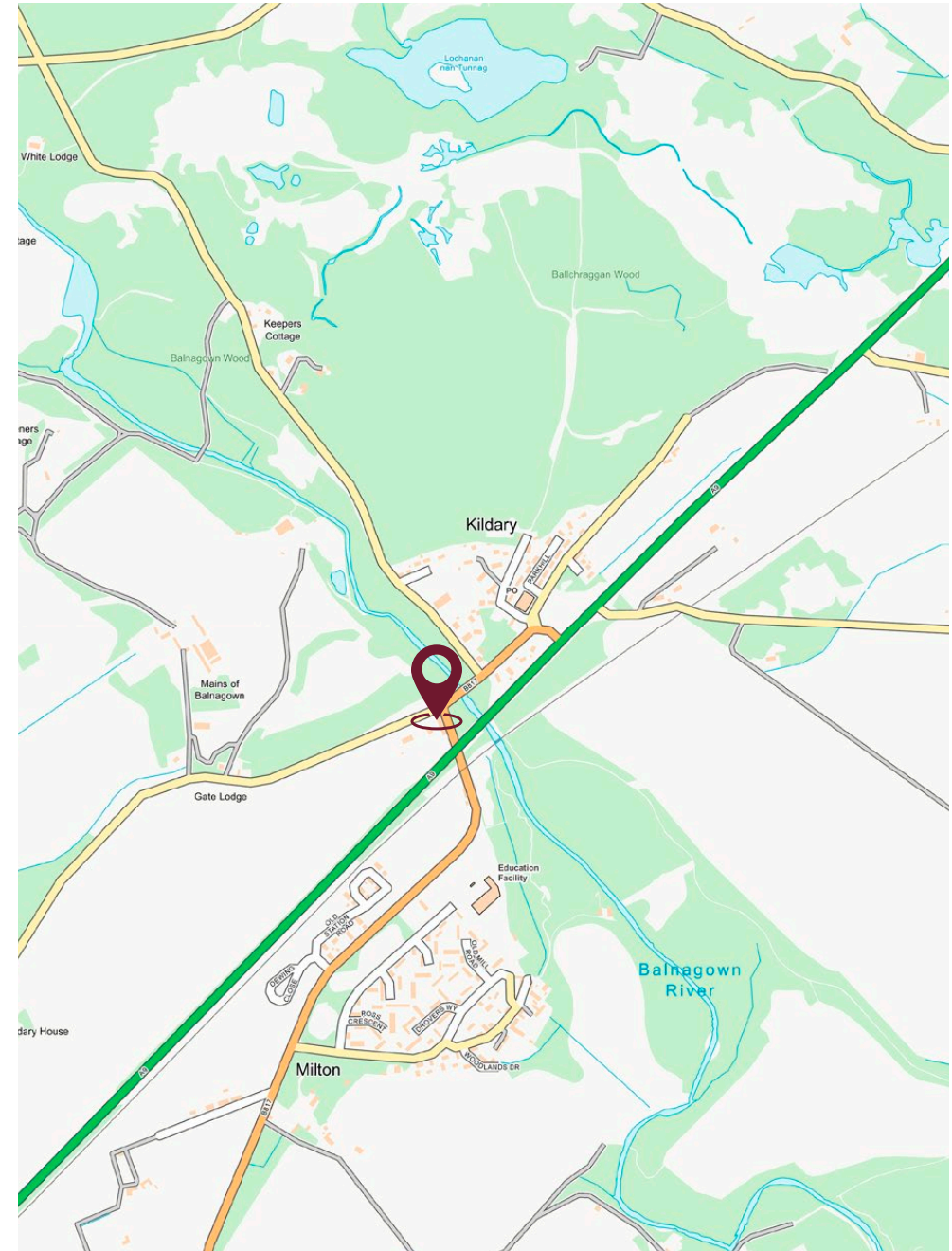
Directions:

From Inverness, follow the A9 North in the direction of Kildary. Turn left onto the B817 (signposted Milton and Kildary) at Ken's Peugeot garage which is on the left, take the left onto the old A9 and Grove House is the first property on the right hand side after going over the bridge. <https://w3w.co/yacht.fetching.parent>

Viewing:

Please contact Selling Agents.

EPC Rating: F



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