

Situated in a central position within the village, this detached property provides well-proportioned accommodation comprising a kitchen, living room, three bedrooms and a shower room, together with gardens to both the front and rear.

The property would now benefit from general modernisation and updating throughout. The accommodation offers a good foundation for someone looking to create a comfortable home to their own taste yet without taking on a major project.

Munlochy is a particularly popular village on the Black Isle, valued for its attractive setting and convenient access to Inverness and the wider area. The property is also well placed for local amenities, with the village primary school nearby and the Allangrange Arms, a well-regarded local eating and drinking establishment, within easy reach.

Providing detached accommodation, three bedrooms, gardens and central village position, this is an appealing opportunity to acquire a property in a sought-after Black Isle location.

Directions: From Inverness, take the A9 north across the Kessock Bridge. At the Tore-Roundabout, take the first exit onto the A832 signposted for Munlochy and Fortrose. Continue on the A832 into Munlochy. Upon reaching the village, continue through the centre and turn onto Millbank Road/B9161. Continue into the centre of the village, where the property is found within the central Munlochy area.

What3Words :
///sandpaper.strange.skylights

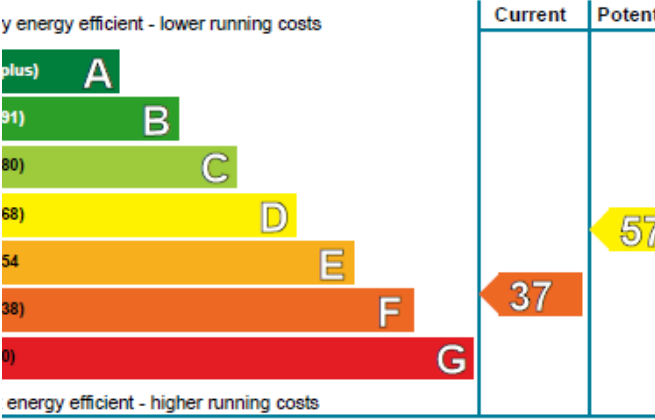
Services: Mains electricity and water and drainage.
Council Tax— C
A Home Report is available on request
To arrange a viewing call Middleton Ross on 01349 865125
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
Email: property@highlandhomes.co.uk

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 are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



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



40 Millbank Road, Munlochy, Ross-Shire, IV8 8NL
Offers Over £170,000

- Detached House
- Central Munlochy Location
- Kitchen
- Living Room
- Three Bedrooms
- Shower room
- Oil Fired Heating
- Double Glazing
- Gardens to Front and Rear
- EPC Rating Band - F

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40 Millbank Road, Munlochy, Ross-Shire, IV8 8NL

Offers Over £170,000

A detached three-bedroom house in the popular village of Munlochy, offering an excellent opportunity for a buyer looking for a home they can modernise and make their own.



Approximate
Floor Area
81 m²