

This detached bungalow is located in a popular residential area of the village and within walking distance of the shop and bus stop. A playground with picnic area is within minutes of the back garden and there are woodland walks nearby. Primary schooling is provided at the Ben Wyvis school in Conon Bridge (1.3 miles) and secondary schooling is provided at Dingwall Academy (2.7 miles) for which transport is provided. Major supermarkets and enhanced facilities are available in Dingwall (approx. 2 miles) The A835 is nearby providing a short commute to Inverness where you can also find a full complement of shops, major retailers and entertainment facilities such as Eden Court Theatre and a wide selection of restaurants & bars.



This spacious detached bungalow was built in 1985. The lounge has a large picture window and boasts a multi-fuel stove. Parking is provided for 2-3 cars in the driveway and there is a single garage. There is an low maintenance garden to the front and a terraced garden to the rear with a shed and greenhouse. The property has flexible living quarters arranged over a single floor and lends itself well to a family home, downsize property and would suit people with disabilities.



Directions: Travel north from Inverness on the A9 for 7 miles until you reach the Tore roundabout. Take the second exit to the A835 and continue for 5 miles until you reach the Maryburgh roundabout, where you will take the first exit into Maryburgh. Take Hood street on your right and follow it through to Dunglass Road turning left into Rosshill Drive, with number 20 being on your left hand side.



What3Words app: ///proud. whimpered.sunroof

Services: Mains electricity, water & drainage.

Council Tax— E

To arrange a viewing call Middleton Ross on 01349 865125

HSPC out of hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or 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@middletonross.co.uk.

Carpets, 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.



Bennachie, 20 Rosshill Drive, Maryburgh, Ross-Shire, IV7 8EH

Offers Over £220,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge/Diner
- Kitchen
- Three Bedrooms
- Adapted Shower Room
- Double Glazing Throughout
- Large Floored Loft
- Shed and Greenhouse
- Multi Fuel Stove
- Ample Storage
- Single Garage
- Driveway
- EPC Rating D

01349 865125

middletonross.co.uk

REF 16
HSPC 61716





Bennachie, 20 Rosshill Drive, Maryburgh, Ross-Shire, IV7 8EH

Offers Over £220,000

Detached bungalow situated in a quiet residential location close to local amenities.



Approximate
 Floor Area
 approx. 97 m2