



Garbat, Garve, Ross-shire, IV23 2PG

Offers Over £145,000

- Semi-Detached Cottage
- Porch
- Hallway
- Lounge/Dining Room
- Lounge/Bedroom
- Kitchen
- Utility/Store Room
- Bathroom

- Landing
- Two Bedrooms
- Box Room
- Single Glazing
- Open Fire
- Garden to Front
- Rural Location
- EPC Rating G



01349 865125

middletonross.co.uk

REF 13
HSPC 61302



Semi-detached cottage which is in a rural location approximately 4.7 miles north of the village of Garve, a small village located in Ross-shire. Situated along the Black Water River, the village lies approximately 10 miles to the west of Dingwall and 5 miles northwest of Contin, positioned on the A835 road that leads to Ullapool on the west coast. Garve is also served by the railway station on the Kyle of Lochalsh Line, providing connectivity to other parts of the Highlands. This area serves as an excellent base for exploring the surrounding Highlands. Outdoor enthusiasts can enjoy hillwalking and climbing on nearby peaks such as Ben Wyvis and the Fannichs.



The cottage at Garbat is a traditional stone cottage with a kitchen extension to the rear, the house is west facing and enjoys attractive views to the front and back. This property requires complete refurbishment and on completion would provide a cosy family home or an ideal holiday retreat

Directions: From the Maryburgh Roundabout follow the A835 for 17 miles, the turning for the cottage is the first right after the Ben Wyvis car park

What3words location: [///papers.forklift.dishes](https://www.what3words.com/#!/p/papers.forklift.dishes)



The area coloured blue on the plan below is a servitude right of access within the title, the area coloured yellow has been used for access and parking for the cottage in excess of 40 years.



Extent of garden ground is in pink

Services: Mains electricity.

Private water supply.

Drainage is to a shared septic tank.

Council Tax— C

Home Report is available on request

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



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