

The Cottage at 1 Orrinside is situated in a beautiful semi-rural location in the scenic area of Fairburn overlooking the surrounding hills and countryside. Fairburn is a short distance from the A832 road to Wester Ross. The cottage is located near the River Orrin which is noted for its waterfall. Primary schooling is available in Marybank with the older children attending Dingwall Academy for which transport is provided. There is a variety of leisure pursuits locally such as fishing, walking and an 18 hole golf course in the village of Strathpeffer. There are shops in Muir of Ord (4 miles), Dingwall (6½ miles) and a wide variety of amenities in Inverness, approx. 20 miles away, all of which are within easy commuting distance.

The Cottage is of a traditional stone construction with a porch, sunlounge and kitchen extension added five years ago. The house is well presented and is in walk in condition. The property benefits from oil central heating, a wood burning stove and double glazing. This charming property has huge potential as full planning permission has been granted to renovate the outbuilding for to make it suitable for holiday accommodation. There is a brand new barbecue hut in the garden for perfect summer evenings with friends. This house would be an ideal and safe location to raise a family, a small business opportunity or perfect for holidays.

Directions: From the A835 Ullapool Road turn off on to the A832, continue to Marybank and go straight for 1½ miles, turn left just before the bridge. The cottage is the 2nd house on the left.

What3words app: **///cascaded.prickly.festivity**

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax Band B

A Home Report is available from One Survey.

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

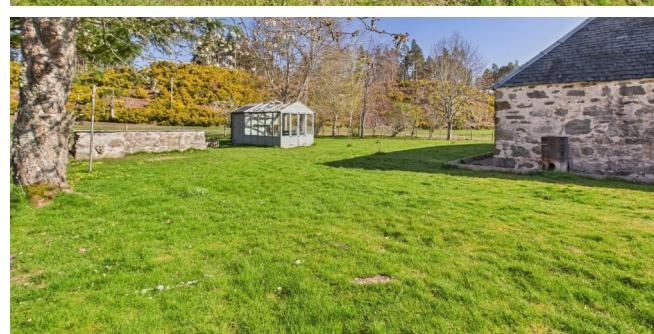
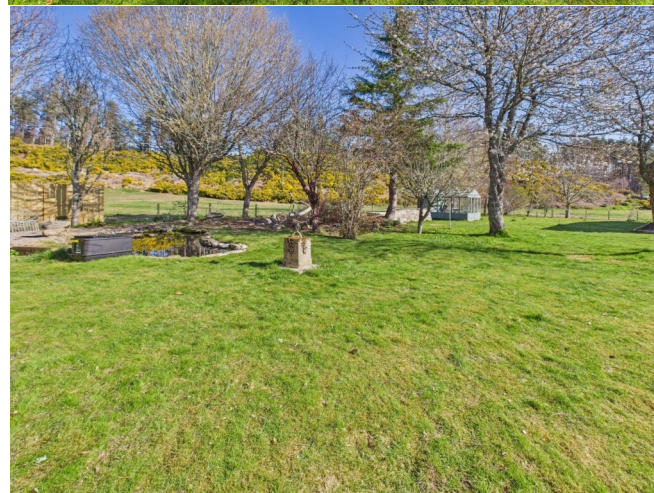
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am

and 5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@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.



The Cottage, 1 Orrinside, Fairburn, Ross-shire, IV6 7XA

Offers Over £375,000

- Detached Extended Stone Cottage
- Porch
- Entrance Hall
- Lounge
- Kitchen/Diner
- Sun Lounge
- Utility Room
- Three Bedrooms
- Bathroom
- Shower Room

- Rear Lobby
- Stone Outbuilding with Planning Permission
- Newly Erected Barbecue Hut (Never Used)
- Greenhouse
- Large Garden Surrounding House
- Double Glazing
- Oil Central Heating and Wood Burning Stove
- Driveway
- Stunning Rural Location
- Close to the NC500 Route
- Ideal Family Home with Business Opportunity
- EPC Rating D





The Cottage, 1 Orrinside, Fairburn, Ross-shire, IV6 7XA

Offers Over £375,000

Detached traditional stone cottage with a large garden situated in the stunning rural setting of Orrinside.



Internal floor area
Approx 134m²