

Coul of Fairburn Cottage is situated in a beautiful location in the scenic area of Marybank overlooking the surrounding hills and countryside. Marybank is a short distance from the A832 road to Wester Ross. The cottage is located near the River Conon which is a noted salmon river. There is a primary school in the village with older children attending Dingwall Academy for which there is transport provided. There are a variety of leisure pursuits locally such as fishing, walking and an 18 hole golf course in the nearby 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 distant all of which are within commuting distance.

Coul of Fairburn Cottage is of a traditional two up, two down stone construction with an extension added around 30 years ago providing additional living space consisting of a dining room, bedroom, shower room and large bright loft room which could be a bedroom or even an artist studio., the house is well presented, is in walk in condition and benefits from double glazing and LPG heating. This charming property is in a beautiful location with a large garden extending to 2/3 acre surrounded by stunning countryside and would be an ideal and safe location to raise a family or a perfect holiday retreat.

Directions: From the A835 Ullapool Road turn off on to the A832, continue to Marybank then turn right towards Strathconon, Coul of Fairburn is the first turning on the left.

What3words app: [///query.tinted.snows](https://www.what3words.com/property/property.tinted.snows)

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax Band C

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](mailto: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](mailto: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.



# FOR SALE



Coul of Fairburn Cottage, Marybank, Muir of Ord, IV6 7QD

Offers Over £295,000

- Detached Stone Cottage
- Entrance Hall
- Lounge
- Kitchen/Diner
- Dining Room
- Three Bedrooms
- Bathroom
- Shower Room
- Large Landing
- Rear Lobby

- Loft Room/Family Room/Office/Studio
- LPG Central Heating
- Wood Burning Stove in Lounge
- Double Glazing
- Large Garden Surrounding House
- Garage, Shed, Greenhouse and Summer House
- Driveway
- Stunning Rural Location
- Close to the NC500 Route
- Ideal Family Home or Holiday Retreat
- EPC Rating F



01349 865125

[middletonross.co.uk](http://middletonross.co.uk)

REF 11  
HSPC 60817





Coul of Fairburn Cottage, Marybank, Muir of Ord, IV6 7QD

Offers Over £295,000

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



First Floor



Ground Floor

Internal floor area  
 Approx 132.5m<sup>2</sup>