

25 Seaforth Place

MARYBURGH, DINGWALL, HIGHLAND, IV7 8DP



With spacious rooms, a large garden, and endless possibilities, this is the perfect blank canvas to create your dream home



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Discover the potential of 25 Seaforth Place, a semi-detached two-bedroom bungalow situated in the desirable residential area of Maryburgh, Dingwall. This property offers a fantastic opportunity for those looking to create their dream home, with the perfect blank canvas ready for transformation.

THE LOUNGE



The accommodation features a spacious lounge complete with a fireplace, offering a lovely space to relax and unwind.

THE KITCHEN



kitchen opens directly onto the expansive rear garden, which is ideal for those who enjoy outdoor dining or gardening.





Both double bedrooms are generously proportioned, providing ample space for comfortable living. The shower room is in need of full replacement and repair, offering the chance to design a modern and functional space to your taste.

BEDROOM 1



BEDROOM 2



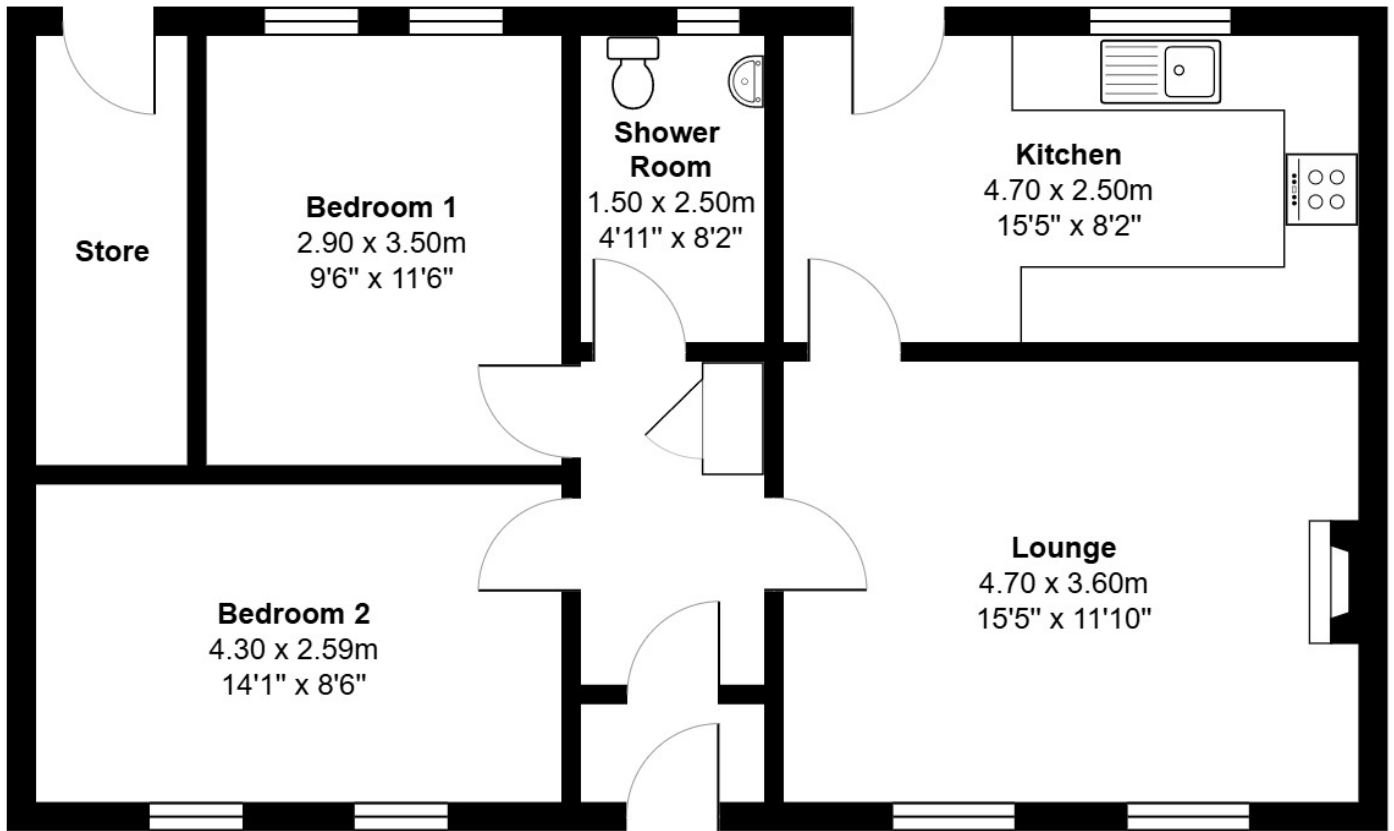
Externally, the property boasts a small front garden with a gated pedestrian entrance. To the rear, you'll find a large garden, perfect for outdoor activities or future landscaping projects. Additionally, there is a lockable storage cupboard attached to the property and a detached wooden lockable unit located at street level on the left-hand side.

Though in need of repair and updating throughout, 25 Seaforth Place is brimming with potential. Located in a sought-after area, this property presents a unique opportunity to craft a home tailored to your style. Don't miss out on the chance to make this space your own!

EXTERNALS

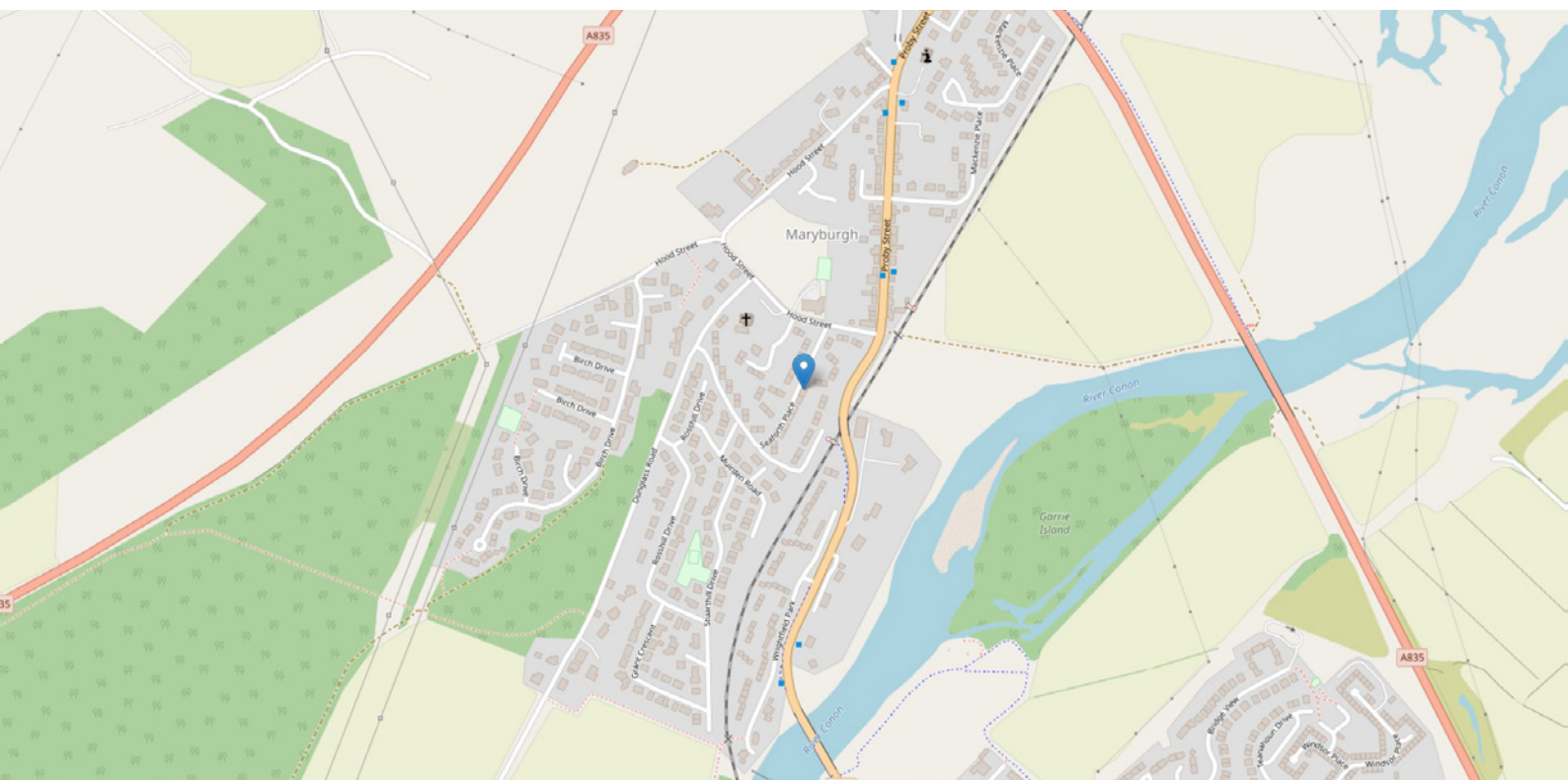


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m²
EPC Rating: D



THE LOCATION

Seaforth Place is nestled within the picturesque Highland village of Maryburgh, just two miles south of Dingwall. Perched on the northern bank of the scenic River Conon, this idyllic location offers a tranquil retreat within close proximity to nature's splendour. The Scottish Highlands beckon outdoor enthusiasts with their rugged landscapes and breathtaking vistas. From the majestic mountains to the stunning beaches, this region is hailed as Europe's last great wilderness, offering endless opportunities for exploration and adventure.





Local amenities abound in Maryburgh and nearby Conon Bridge, including a general store, pharmacy, café, public house, and takeaway restaurants. For families, Conon Bridge Primary School provides education for younger children, while secondary schooling is available in Dingwall.

Dingwall serves as a gateway to the Highlands' renowned outdoor playground, with easy access to market shopping and a variety of dining options. For a wider range of facilities, a short drive takes you to Inverness, boasting the Eastgate Shopping Centre, bustling cafés, bars, restaurants, High Street shops, and essential services like the Post Office and pharmacies.

Inverness Airport, located approximately 7.5 miles east of Inverness, offers excellent connections to destinations including London Gatwick, providing convenient travel options for residents and visitors alike.



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