





Aultgowrie

IV6 7XA

This lovely property lies within the peaceful rural hamlet close to the villages of Marybank & Muir of Ord and is also close to a variety of walks and trails.

Muir of Ord has its own railway station with regular commuter trains to Inverness, a variety of shops, hotel, guest houses and a challenging James Braid designed 18-hole golf course.

Primary schooling is also provided in Marybank with senior pupils attending the recently built Dingwall Academy, with free Highland Council transport provided where necessary.

Dingwall, (8 miles away) is the former county town of Ross & Cromarty and has a larger choice of supermarket, shops and services. Inverness (15 miles away) provides a wide range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is also well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands provide fabulous opportunities for outdoor activities with the ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, also easily accessible.



Aultgowrie House

AULTGOWRIE, MUIR OF ORD, HIGHLAND, IV6 7XA

PART-EXCHANGE AVAILABLE - McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this charming three-bedroom detached Victorian cottage, situated in the popular hamlet of Aultgowrie, close to the villages of Marybank and Muir of Ord. This quiet & peaceful rural location is also within an easy commuting distance of both Inverness and Dingwall. The property was originally built around 1850 on the site of an old drovers' inn and has been improved over the years to provide a comfortable home whilst retaining many original features.

The accommodation has been constructed over two levels and with the lower accommodation consisting of entrance hallway, open-plan lounge/kitchen with multi-fuel stove, lower bedroom and bathroom with over-shower.

The upper floor comprises of landing sitting area, two bedrooms (one with dressing room which could be used as study/storage with en-suite potential).

The property benefits from oil-fired central heating and double-glazing.

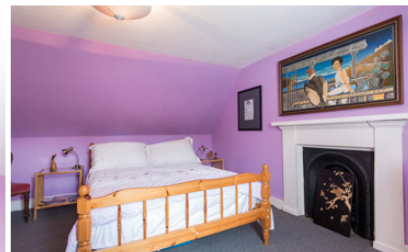
The property sits in a large area of garden ground amounting to approximately one acre. It is laid mainly to lawn offset with mature shrubs and an inner secret garden offering great privacy and the opportunity for further development.

The chipped parking area adjacent to the property allows parking for a number of vehicles.

A timber shed, summerhouse & ride-on mower are included in the sale.

The property would make a lovely family or holiday home, with plenty of character and potential.



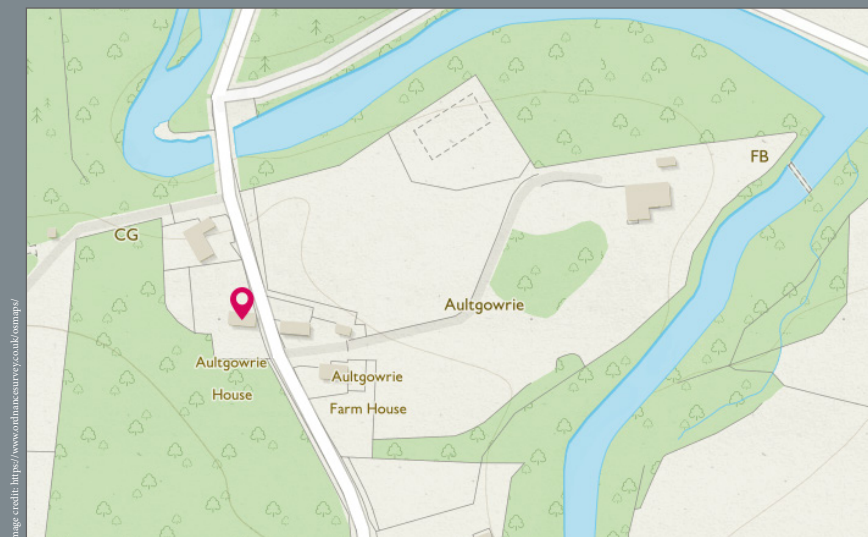


Specifications & Details

Approximate Dimensions (Taken from the widest point)

Kitchen/Diner/Lounge	6.70m (22') x 4.20m (13'9")
Utility	2.60m (8'6") x 2.00m (6'7")
Pantry	2.60m (8'6") x 1.40m (4'7")
Bedroom 1	4.20m (13'9") x 3.50m (11'6")
Bedroom 2	4.20m (13'9") x 3.60m (11'10")
Gallery/Bedroom 3	4.10m (13'5") x 3.50m (11'6")
Office/Dressing Room	3.60m (11'10") x 3.45m (11'4")
Bathroom	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 110m² | EPC Rating: E





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**Part
Exchange
Available**

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