

# Old Urray Post Office

MARYBANK, MUIR OF ORD, ROSS-SHIRE, IV6 7QD



*FORMER VILLAGE POST OFFICE REIMAGINED AS A  
SPACIOUS HIGHLAND HOME WITH THREE BEDROOMS*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







This distinctive semi-detached home, set on a generous corner plot in the heart of Marybank, offers a surprising amount of space and flexibility both inside and out. Once the village post office, the property has been thoughtfully reimagined and now blends traditional character with modern touches, making it ideal for a variety of buyers.

On the ground floor, you'll find three double bedrooms, including one with its own en-suite bathroom. A large family bathroom features a double shower and a separate bath. There's useful storage throughout, including an understair cupboard and a separate storage room, as well as both front and rear porches offering practical entry points.













Upstairs, the entire floor opens up into a bright and welcoming open-plan living space, complete with a cosy log burner and a well-fitted kitchen. The kitchen features walnut worktops, an induction hob, an electric oven, an integrated fridge freezer, a wine cooler, and a wine rack, a space designed with both everyday living and entertaining in mind.

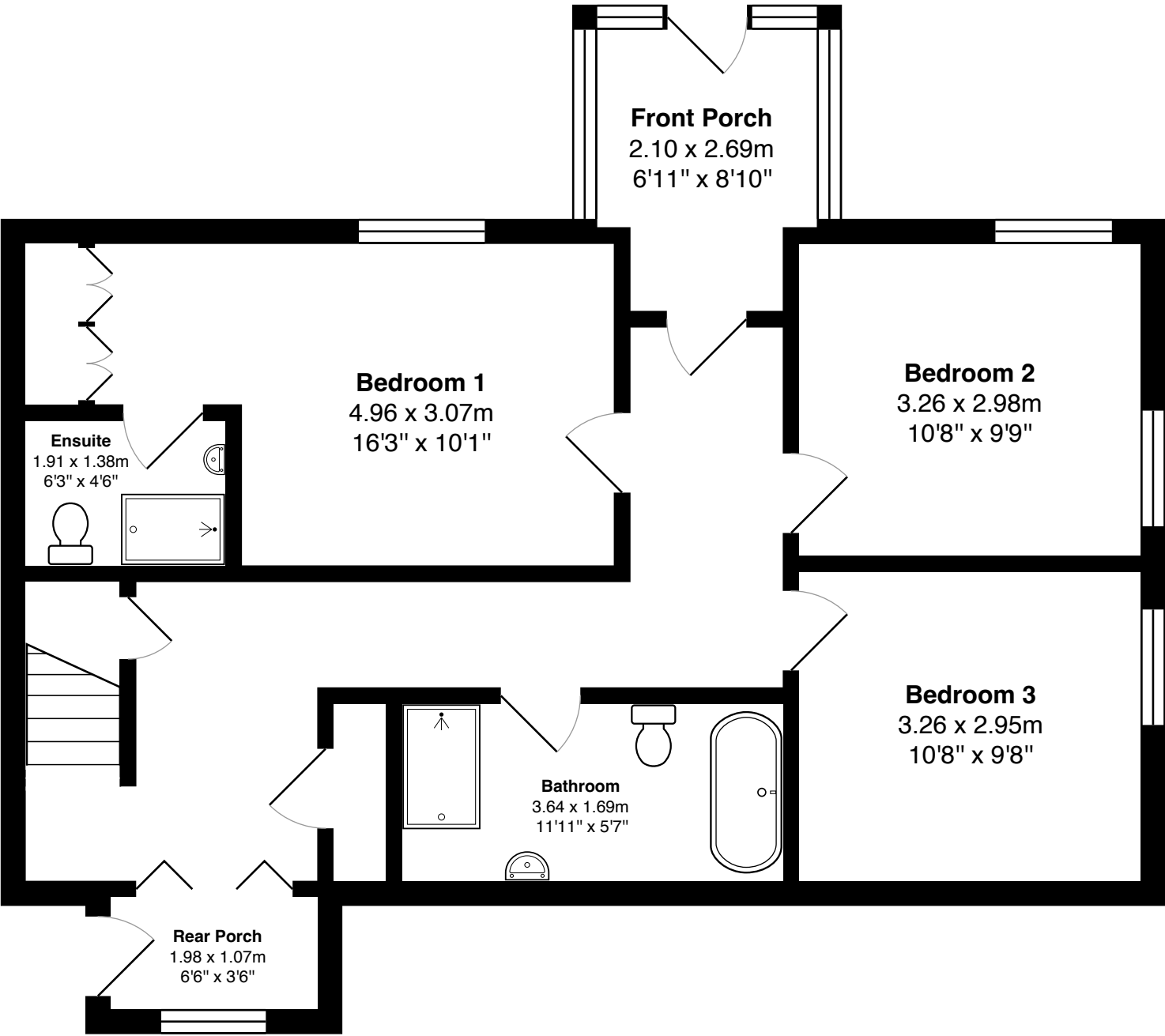




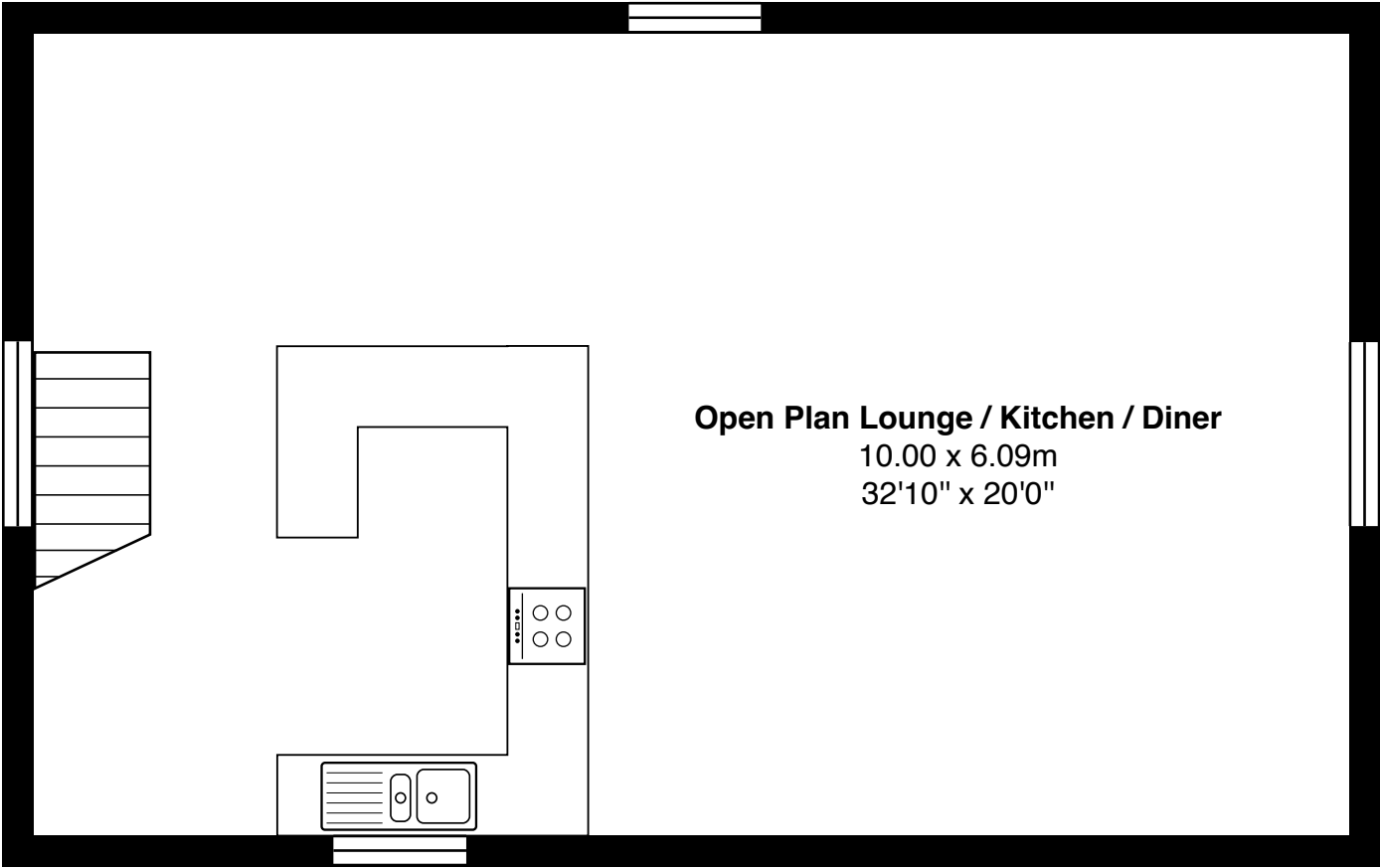








Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>  
EPC Rating: E







Outside, the property benefits from a front garden mainly laid to lawn, with steps leading up to a decked area that provides access to the porch. There is also space for parking at the front. The fully enclosed rear garden is private and secure, featuring a mix of lawn and patio, a log store, and a parking space for up to three vehicles comfortably. The utility room, attached between the house and the garage, houses a freezer, washing machine, dryer, storage, sink, and boiler, keeping the main living areas clutter-free. An attached garage sits to the side of the property, with a separate office space above that is already fitted with heating and lighting. This building offers a range of potential uses, whether as a guest suite, studio, or self-contained accommodation, subject to the necessary permissions.

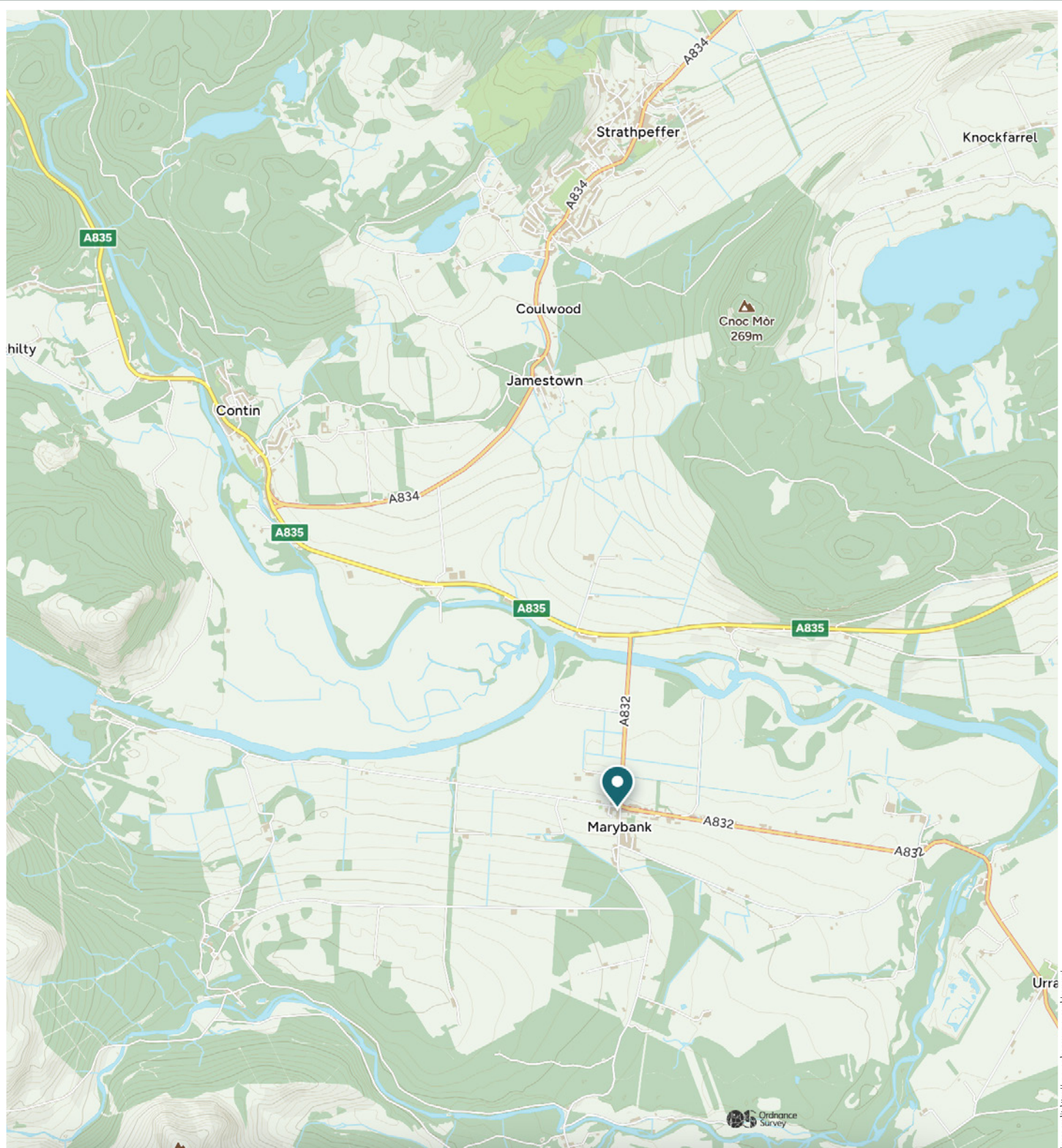




The village of Marybank offers a welcoming atmosphere and a strong sense of local identity, making it ideal for families and those seeking a quieter, more community-focused pace of life. Marybank Primary School is just a short walk from the property and provides education from P1 to P7, with modern facilities including a nursery, playground, playing field, and close ties to the nearby community hall. Secondary education is available at Dingwall Academy, located approximately five miles away. The Fairburn Memorial Hall plays a central role in village life, hosting weekly classes, farmers' markets, and seasonal celebrations along the scenic Strathconon cycle route. The village regularly brings neighbours together through events like duck races, summer fundraisers, and outdoor gatherings, fostering a strong, connected community spirit.

Old Urray Post Office is a home full of character, practicality, and potential, perfectly positioned within this peaceful Highland setting. The nearby village of Muir of Ord, just a short drive away, provides everyday essentials such as shops, cafés, a post office, a medical clinic, and a railway station with regular trains to Inverness, Dingwall, and beyond, ideal for commuting or exploring the wider area. High-speed broadband is available locally, supporting remote work and modern digital lifestyles, making it an appealing location for those looking to live in the countryside without compromising connectivity.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**MARIE WOOD**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.