



*A 3 BEDROOM SEMI-DETACHED
HOME IN MARYBURGH*



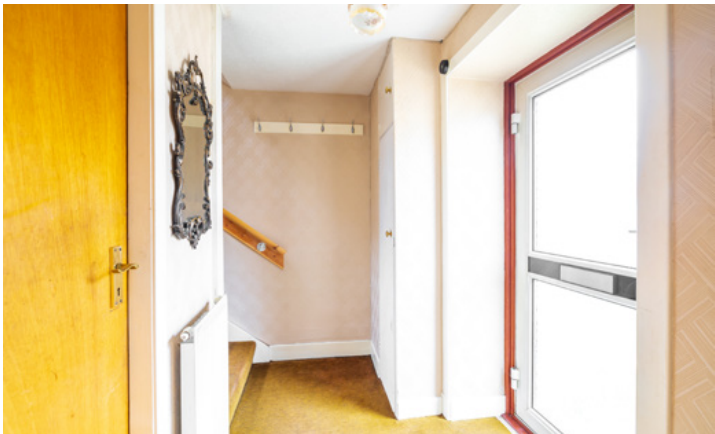
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Discover the untapped potential of this charming 3-bedroom semi-detached house, awaiting transformation into your dream home. Situated in the tranquil neighbourhood of Maryburgh, Dingwall, Tullich presents an opportunity to create a personalised home. While Tullich requires modernisation, its spacious layout and abundant potential provide an ideal canvas for realising your vision of the perfect home. Unleash your creativity and breathe new life into this promising property.

Step into the large lounge, a versatile space perfect for relaxation and entertaining, offering endless possibilities for customisation. The kitchen, while in need of updating, presents a blank canvas for creating a culinary haven. Enjoy direct access to the rear garden, which is ideal for outdoor dining and leisure.

The Property



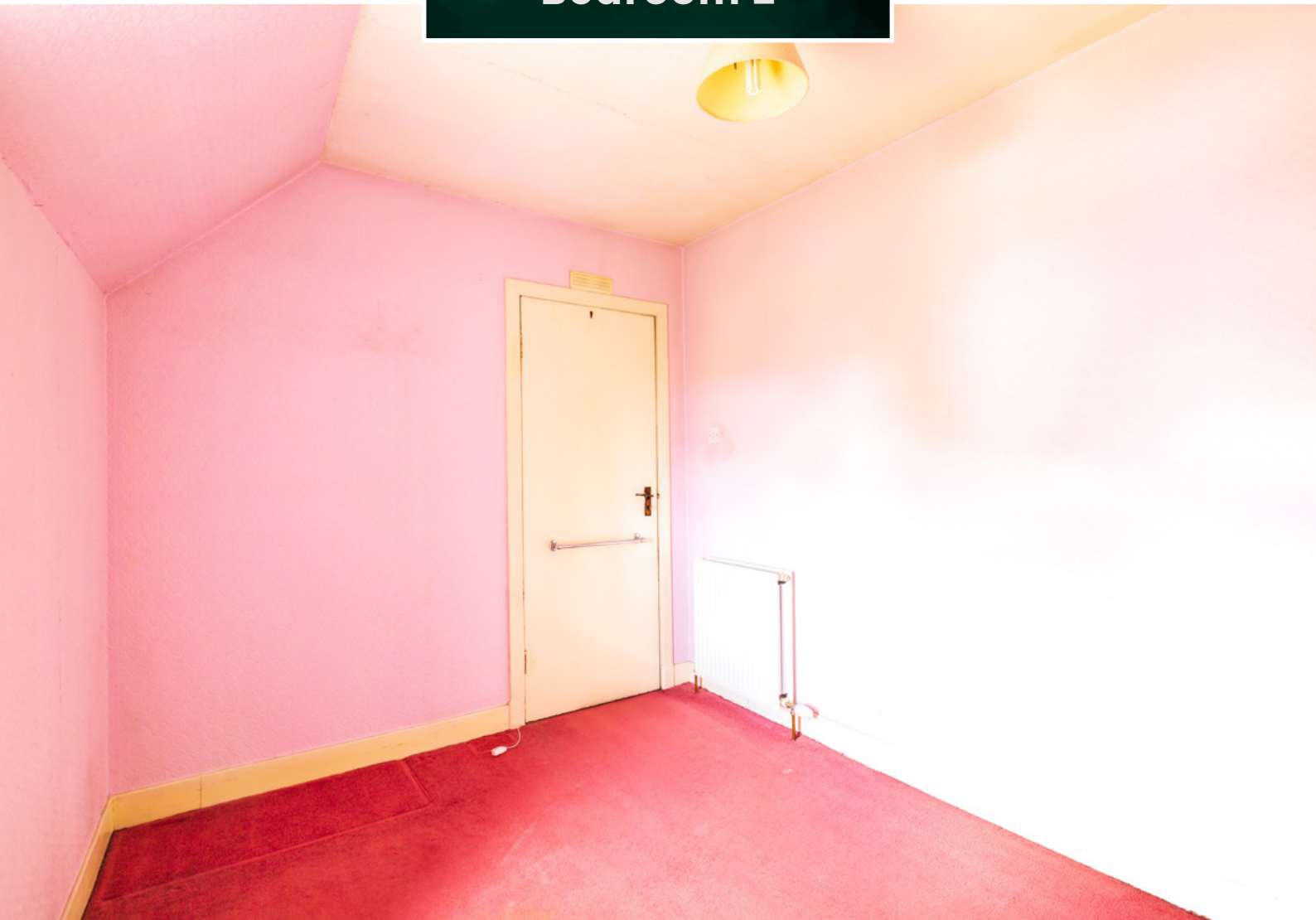


Upstairs, discover three well-proportioned double bedrooms, each offering ample space for rest and relaxation. The family bathroom features both a bath and shower cubicle, providing convenience for daily routines.





Bedroom 2

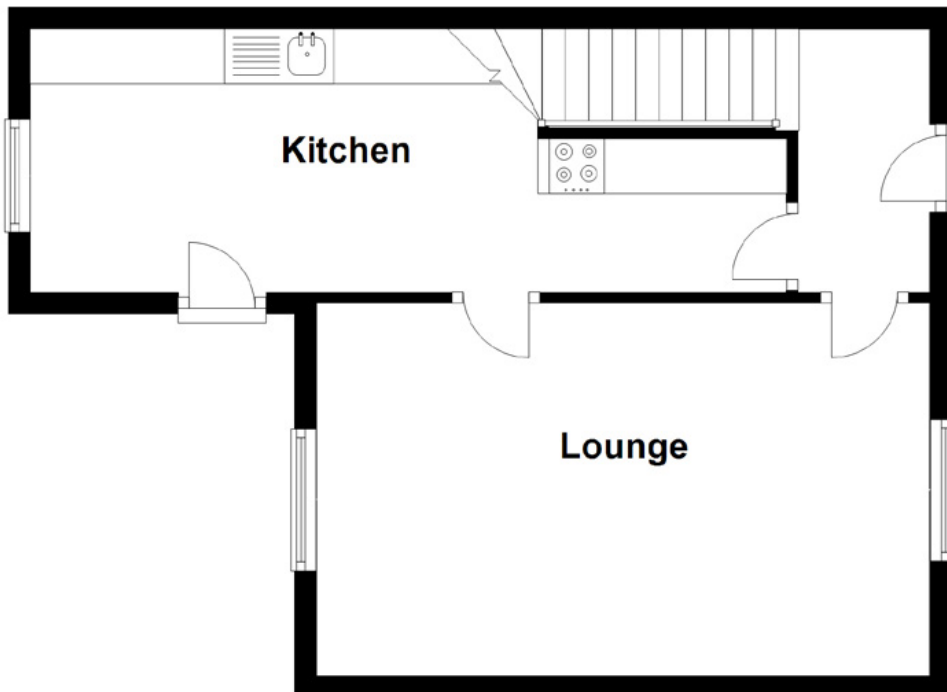
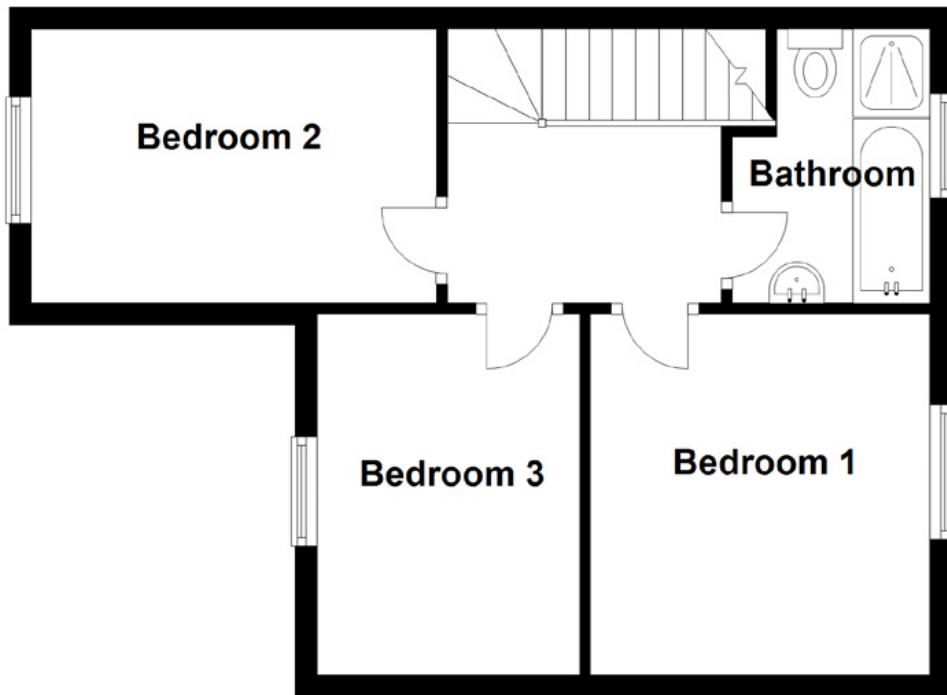




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.60m (18'4") x 3.40m (11'2")
Kitchen	6.90m (22'8") x 2.40m (7'10")
Bedroom 1	3.30m (10'10") x 3.10m (10'2")
Bedroom 2	3.70m (12'2") x 2.50m (8'3")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")

Bathroom	2.50m (8'3") x 1.80m (5'11")
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Gross internal floor area (m²): 80m²

EPC Rating: D

Conveniently located to the rear, a garage and shed offers additional storage space, with vehicle access provided via the side of the house. Please note that the neighbouring property also has right-of-way access via this driveway to reach their garage and garden.



Embrace the opportunity to transform Tullich into your ideal home, tailored to your unique style and preferences. With its prime location and abundant potential, this property invites you to embark on a journey of renovation and fulfilment. Don't miss the chance to make Tullich your own in the charming community of Maryburgh, Dingwall.





Tullich, Proby Street is nestled within the picturesque Highland village of Maryburgh, just 2 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 take-away 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.

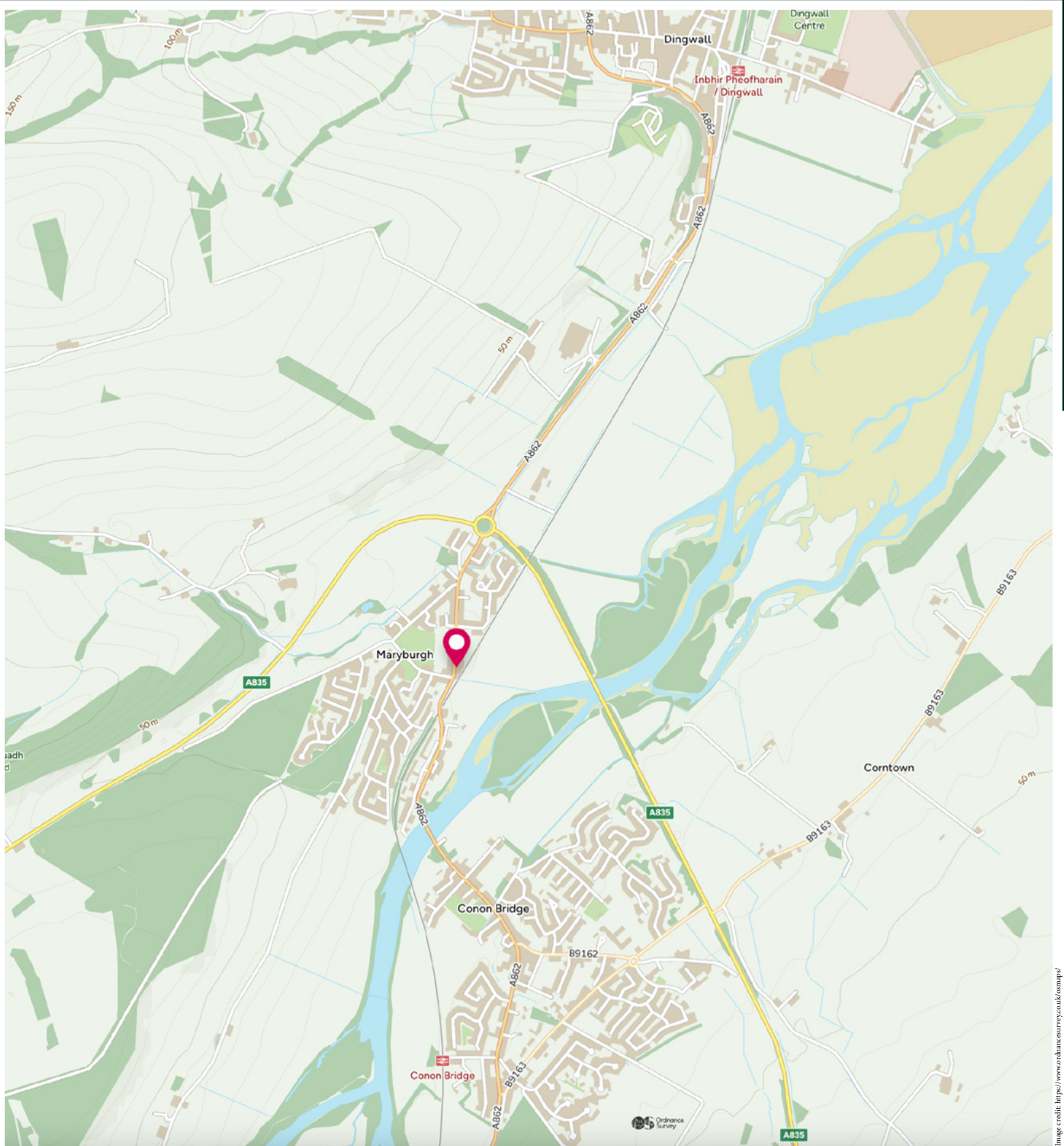


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