

# MACKENZIE & CORMACK

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## MORNINGSIDE, DORNOCH ROAD, BONAR BRIDGE, IV24 3EB

OFFERS OVER £125,000

Morningside is a mid-terrace property with large attractive gardens to the rear. Accommodation: Hall, Living Room, Dining Room, Study, Kitchen, 2 Bedrooms and Shower Room. Previously used as office space, this property offers an excellent development opportunity. The property is currently a blank canvas with superb potential and requires a kitchen to be installed. DG and OFCH.

HSPC Ref: MK04/55521

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Bonar Bridge is an attractive village, with a strong local community. The village has a number of shops, a medical centre, hospital and Primary School. Secondary education is provided by Tain Royal Academy, Dornoch Academy or Golspie High School. There is a golf course in the village and it is an ideal location for outdoor pursuits such as walking, canoeing, bird watching or cycling. The village of Ardgay a mile away has the local railway station. More extensive services are provided in the town of Tain approx. 14 miles away. The city of Inverness is approximately 37 miles away where all major transport links can be found together with all the main shops and services.

**Hall:** 1.61m x 2.95m

Entered via partially glazed front door. Radiator.

**Bedroom 1:** 4.29m x 4.28m

Previously the boardroom. With 4 fitted wall lights and deep sill picture window to the front. Radiator.



**Shower Room:** 2.50m x 2m

With wash hand basin, WC and Mira Excel shower. Mirrored bathroom cupboard. Radiator.

**Dining Room:** 3.09m x 4.32m

With 4 fitted wall lights and deep silled window to the front. Radiator.



**Kitchen:** 4.27m x 2.70m

With stainless steel sink and drainer, wall unit and radiator. Kitchen appliances and kitchen units require to be installed. Presently a blank canvas. Door to garden. Radiator.

A curved staircase leads to the spacious first floor open-plan living room.



**Living Room:** 7.89m x 4.33m

Spacious and bright room with two deep silled windows to the front and 2 Velux windows to the rear. Potential for further sub-division if an alternative layout is required. Two radiators. Access hatch to loft space.

**Bedroom 2:** 2.79m x 2.04m

Situated to the front with deep silled window and fitted wall lights.

**Study:** 2.87m x 2.05m

With large Velux window.

**External:**

The enclosed garden ground is found to the rear. A gently sloping lawn leads to the rear of the property. The garden has been planted with a variety of trees and shrubs and is mainly laid to lawn. The garden is bounded by a stone wall on one side and fencing on the other sides. There is a steel shed to the rear for storage.

**Viewing**

Please contact Phil Olson or Marion Turner on 01863 766 100

**EPC Rating:** E



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Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.