

MACKENZIE & CORMACK

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4 MIGDALE HOUSE, MATHESON ROAD, BONAR BRIDGE IV24 3AG

OFFERS OVER £105,000 (£135,000 WITH CONSERVATORY)

Delightful mid-terrace property recently completed in a very select development within walking distance of the scenic Highland village of Bonar Bridge. Accommodation: Hall, Kitchen/Living Room, Bedroom and Shower Room. Set within the former Migdale Hospital and finished to a very high standard while sympathetically retaining much of the original character. Migdale House is currently undergoing development to provide superior accommodation with private gardens and a communal landscaped area. 4 Migdale has been converted to a high specification and benefits from DG, EH, multi-fuel stove, washing machine and private parking. It is a condition of sale that this property is not used for short-term lets or as an Air BnB rental.

HSPC Ref: MK04/57201

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP





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. The popular Kyle of Sutherland Hub is at the heart of the community and is a welcoming and engaging place for everyone. The village is situated just off the popular NC500 tourist route. There is a challenging 9-hole golf course 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 Tain (approx. 15 miles) and the city of Inverness (approx. 37 miles).

The development of Migdale House is an excellent example of providing a community within a community and offering the best of old and new in perfect harmony. The residents will benefit from two communal courtyard gardens and ample parking. Over the coming months, the progress will continue to develop making this a place that people are proud to call home.

4 Migdale is a mid-terrace property found all on one level for easy living.

Kitchen/Living Room: 4.93m x 4.83m

Bedroom: 4.26m x 2.90m (w)

Shower Room: 1.93m x 1.90m

Allocated parking areas for two vehicles via the communal driveway. Separate communal storage bin area for all the residents. Each property has a private garden in addition to the courtyard garden which can be used by all residents. This sheltered area has a patio with a seating area and a pergola.

Only by viewing, can you fully appreciate the enviable location and tranquil semi-rural setting. 4 Migdale represents an ideal first purchase, private holiday home, retirement property or investment. Within easy commuting distance to Tain, Dornoch and Inverness.

Directions:

From Inverness, head North on the A9 to Bonar Bridge. After the bridge, turn left, then immediately right onto Migdale Road, up the hill leading to the Golf Club. Continue on this road and after the white cottage on the right, turn right onto Matheson Road. Migdale House is found on the left.

Viewing:

Please contact the Selling Agents.



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

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.