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4 & 5 MIGDALE HOUSE, MATHESON ROAD, BONAR BRIDGE, IV24 3AG

4 MIGDALE HOUSE OFFERS OVER £105,000 / 5 MIGDALE HOUSE OFFERS OVER £140,000

4 Migdale House: Acc: Hall, Kitchen/Living Room, Bedroom and Shower Room.

5 Migdale House: Acc: Hall, Kitchen, Living Room, Conservatory, Bedroom and Shower Room.

Two delightful one bed properties, recently completed in a very select development, within walking distance of the scenic Highland village of Bonar Bridge. Category 'B' Listed Migdale House is currently undergoing development to provide superior accommodation, with private gardens and a communal landscaped area. Both 4 and 5 Migdale House have been converted to a high specification and benefit from double glazing and electric heating, multi-fuel stove and two private parking spaces. It is a condition of sale that these properties are not used for short-term lets or as Air BnB rentals.

HSPC Ref: MK04/57201

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





Bonar Bridge is a small village, with a strong local community. The village has a butcher, chemist, Spar, post office, hardware store, library, 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), Dornoch (approx. 13 miles) and the city of Inverness (approx. 37 miles).

4 Migdale House:

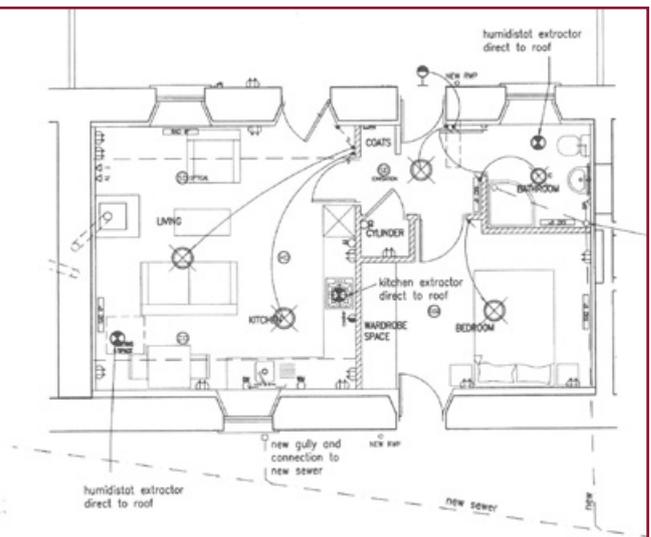
Offers Over £105,000 (£135,000 with Conservatory)

Mid-terrace property found all on one level. Accommodation: Hall, Kitchen/Living Room, Bedroom and Shower Room.

Kitchen/Living Room: 4.93m x 4.83m

Bedroom: 4.26m x 2.90m (w)

Shower Room: 1.93m x 1.90m





The development of Migdale House is an excellent example of combining old and new. The residents will benefit from two communal courtyard gardens and ample parking. Over

the coming months, the development of Migdale House will continue, making this a place that people are proud to call home.

5 Migdale House:

Offers Over £140,000

End-terrace property with a garden to front and side. Accommodation: Hall, Kitchen, Living Room, Conservatory, Bedroom and Shower Room.

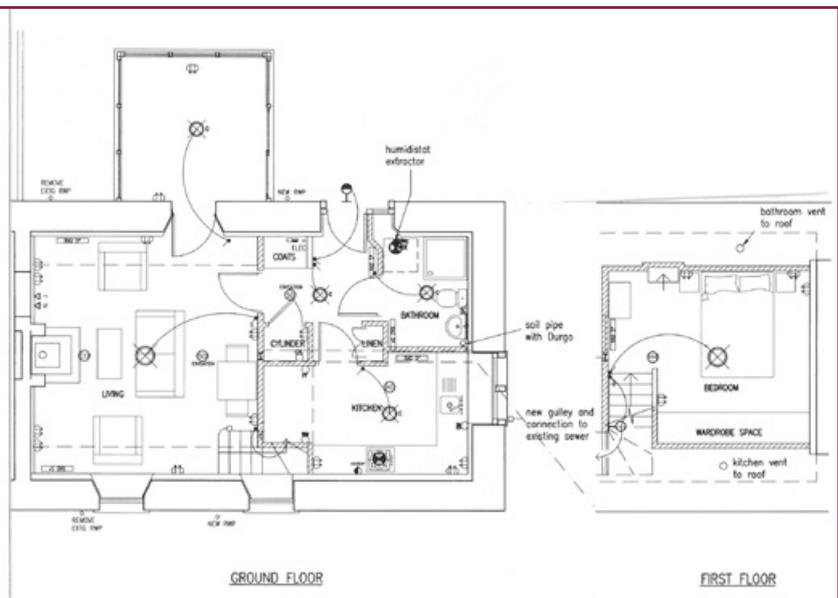
Kitchen: 3.20m x 2.55m (w)

Living Room: 4.93m x 4.55m

Conservatory: 3.10m x 3.05m

Bedroom: 4.26m (w) x 3.41m

Shower Room: 1.93m x 1.90m



Both properties have allocated parking areas for two vehicles via the communal driveway. A communal bin area is accessible to all 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.

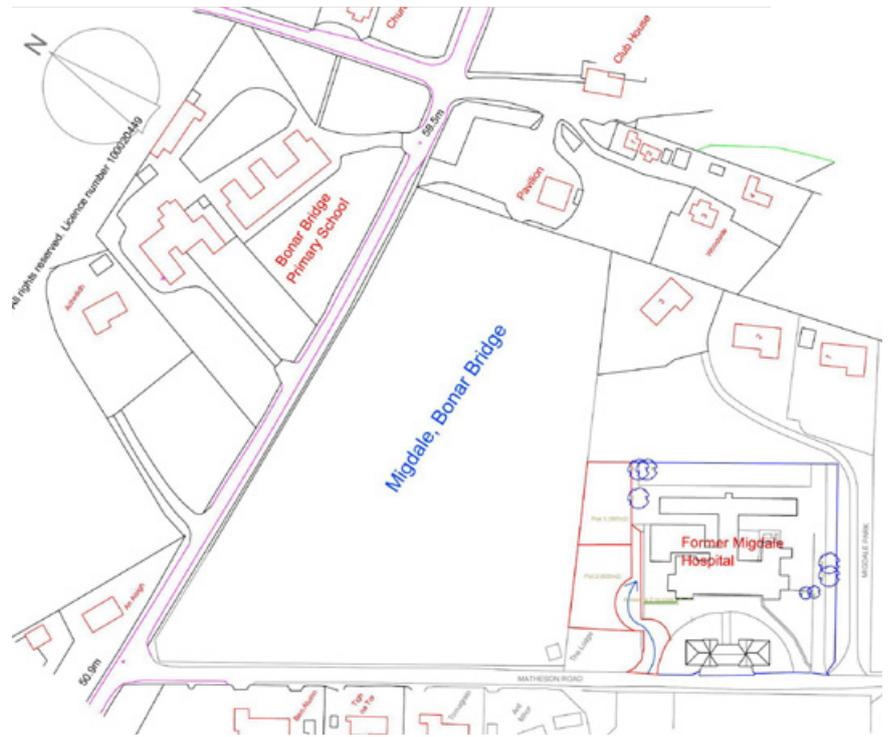
Only by viewing the properties at Migdale House, can you fully appreciate the enviable location and tranquil semi-rural setting. These properties represent an ideal first purchase, holiday home, retirement property or investment. Within easy commuting distance to Tain, Dornoch and Inverness.

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.