



**2 Mount High, Balblair, DINGWALL, IV7 8LH**

**Fixed Price £205,000**

**REF: 60611**





This three-bedroom, semi-detached property is located in the highly desirable Mount High area of the Black Isle, which is within very easy commuting distance of Dingwall, Inverness City and the Airport. The property, which is in need of some modernisation, benefits from a generous garden, double glazing and oil-fired central heating, complemented by a wood burning stove to the lounge. This property would suit those looking for a quiet, semi-rural lifestyle within a small community, surrounded by unspoiled countryside with all the conveniences of a nearby City. Viewing is highly recommended to fully appreciate the potential this property has to offer and convenient location.

The accommodation consists of: a hallway with store cupboard; cloakroom comprising a WC, wash hand basin and storage; double aspect lounge with a wood burning stove providing a welcoming focal point; kitchen with base and wall mounted units, free standing electric cooker, washing machine, room for dining and door giving access to the rear of the property; bedroom 1/family room with fitted storage. On the upper floor the landing gives access to a store cupboard, two generous bedrooms both with fitted storage and shower room comprising a WC, wash hand basin and level access electric powered shower.

The garden area to the front of the property is mainly laid to grass with some mature shrubs and bushes, while the rear garden is also well populated with shrubs and bushes. A paved patio area provides an ideal venue for al fresco dining. There is also a wood store and two garden sheds. The rear garden offers a good degree of privacy as it backs onto natural woodland. A driveway to the side of the property provides ample off-street parking.

Closest facilities can be found in the villages of Fortrose and Rosemarkie, approximately 5 miles away, and offers a range of facilities including a general store, Post Office, bakery and golf course along with a good selection of hotels, restaurants and retail outlets. Also close by is Fortrose & Rosemarkie championship golf course and Chanonry Point - one of the best places in Scotland to see Bottlenose Dolphins. Primary education is provided at Resolis Primary School while secondary education is provided at the acclaimed Fortrose Academy.

Inverness, the main business and commercial centre of the Highlands, is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Hall</b>	<b>2.09m x 1.18m (6'9 x 3'9)</b>	<b>Bedroom 2</b>	<b>3.34m x 3.12m (10'11 x 10'3)</b>
<b>Kitchen</b>	<b>5.23m x 2.47m (17'2 x 8'0)</b>	<b>Bedroom 3</b>	<b>3.87m x 3.54m (12'8 x 11'6)</b>
<b>Lounge</b>	<b>5.52m x 3.54m (18'0 x 11'6)</b>	<b>Shower Room</b>	<b>2.44m x 1.66m (8'0 x 5'5)</b>
<b>Landing</b>	<b>3.19m x 1.99m (10'6 x 6'6)</b>	<b>Cloakroom</b>	<b>3.19m x 0.93m (10'6 x 3'0)</b>
<b>Bedroom 1/Family Room</b>	<b>3.69m x 3.21m (12'0 x 10'6)</b>		



**General**

All floor coverings, light fittings, washing machine and cooker are included in the asking price.

**Services**

Mains water, electric and drainage. Oil tank.

**Council Tax**

Council Tax Band C

**EPC Rating**

D

**Post Code**

IV7 8LH

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

RC/JD/RITC0088/1

**Price**

Fixed Price £205,000

**Directions**

From Inverness take the A832 to Fortrose. Continue along passing through Fortrose. Turn left onto the High Street A832 in Rosemarkie. Continue along this road, climbing the hill out of Rosemarkie. Turn left signposted Balblair. Continue along this road and turn right signposted for Mount High. The property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

