

**2 Brahan Cottage, Proby Street
Maryburgh
IV7 8DU**



This traditional, two bedroomed, mid-terraced cottage is located in the heart of the village of Maryburgh. It is fully double glazed, has gas central heating and benefits from having a garden to the front and generous sized garden to the rear that incorporates an area for off street parking. The accommodation within is spread over two floors and will suit a variety of potential purchasers including first-time buyers or those looking for a property with letting potential.

OFFERS OVER £138,000

HSPC Reference: 57818

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PROPERTY

The accommodation within this charming mid-terraced cottage is spread over two floors with the ground floor comprising an entrance hall, a modern bathroom, a lounge with open fireplace and a recently upgraded kitchen/breakfast room from which the generous rear garden can be accessed. Completing the accommodation and being found on the first floor are two bedrooms, the master of which having fitted storage facilities. The property has gas central heating that was installed in 2016 and is fully double glazed, with the kitchen windows and rear door having been replaced in 2019.

LOCATION

The village of Maryburgh is located approximately two miles to the west of the market town of Dingwall and 11 miles north of the Highland capital of Inverness. Local amenities



within the village include a local shop and a bar/restaurant. There are bus links to both Inverness and Dingwall. Primary and secondary schooling are both located in Dingwall which also has a wider range of shops and services, including supermarket shopping. A more comprehensive range of

amenities can be found in Inverness City Centre including bus and train stations, cafés, bars, restaurants, High Street shops, cinemas, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GARDENS

This property has gardens to the front and rear both of which being fully enclosed. The front is enclosed by walling and has gated access to a slab path that runs to the front door. It is laid to grass and has flowerbed borders. The generous sized rear garden is laid to a combination of gravel, decking and grass whilst also having flowerbed borders. Located in the rear garden is a timber shed/workshop and a slab path runs the length of the garden to gated access to a gravel parking area to the rear on which is sited a smaller timber shed.

GENERAL DESCRIPTION

The double glazed front door of the property opens onto the entrance hall.

ENTRANCE HALL

The hall has a radiator, laminate flooring and doors to the bathroom and the lounge. Carpeted stairs rise to the first floor landing and there is an under-stairs storage cupboard.

LOUNGE

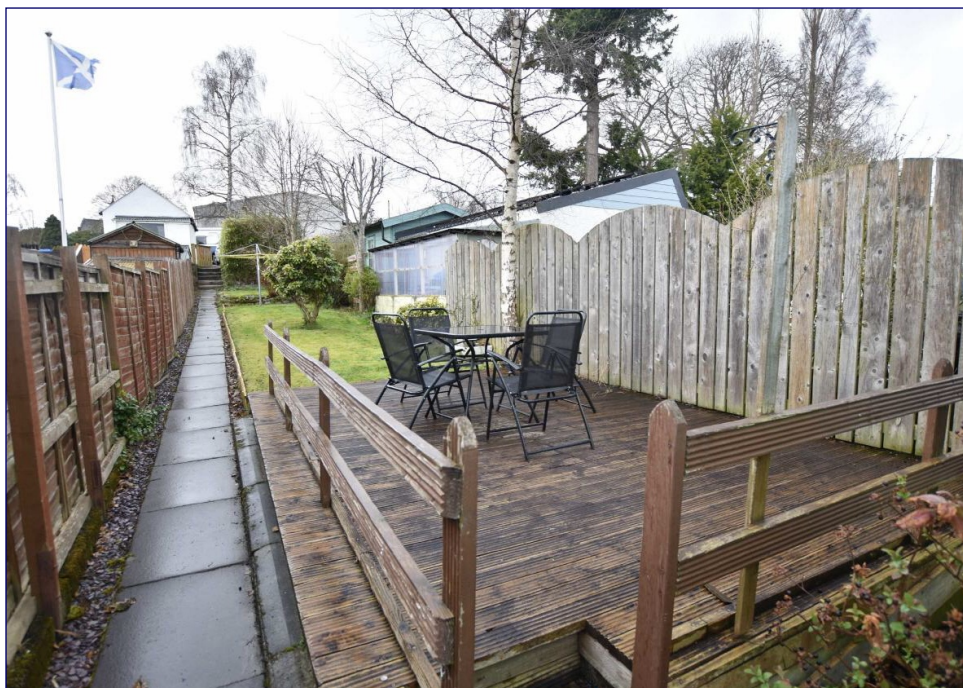
Approx. 3.23m x 4.50m

The lounge has a window to the front elevation, a radiator and has an open fireplace with a painted wooden mantelpiece. There is a glazed door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Approx. 5.05m x 2.75m

This room has a radiator, two windows that are to the rear elevation and has tile effect laminate flooring. It has loft access, a door to a storage cupboard and comprises wall and base mounted units with worktops and a breakfast bar. It has a stainless steel sink drainer with mixer tap, an integral electric hob and oven with extractor over, space for both a fridge freezer and a tumble dryer and plumbing for both a washing machine and a



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