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CLOVELLY, SCHOOL ROAD
CONON BRIDGE, IV7 8AD



Detached extended bungalow situated in a quiet residential area in the village of Conon Bridge and with easy commuting distance of Dingwall and Inverness.

- Hall
- Porch
- Living Room
- Kitchen/Diner
- Utility Room
- 2nd Reception/Bedroom
- Family Bathroom
- Three Bedrooms
- Oil Central Heating
- Double Glazing
- Garage and Driveway
- Garden To Front & Rear
- Council Tax Band E
- EPC Band E

OFFERS OVER £180,000

Dingwall Tel: 01349 862214/865125 Alness Tel: 01349 882870

REF: 17



HSPC: 46854

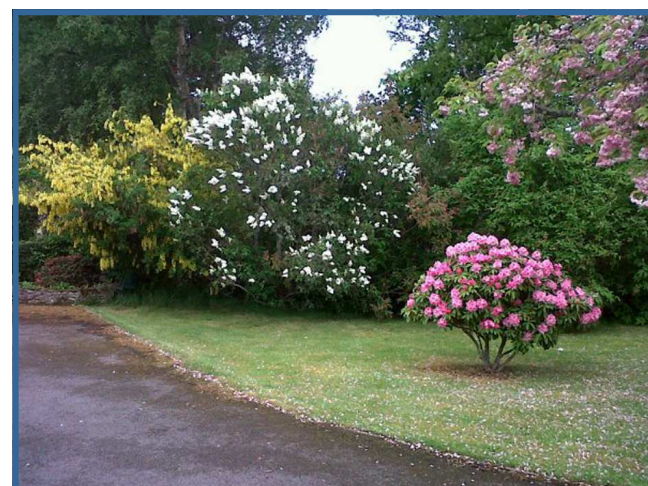
www.middletonross.co.uk



Back Garden



Front garden and driveway



Front garden and driveway

GARAGE & OUTBUILDINGS

The garage is of a timber construction with a pitched roof and a wooden door. There are two sheds and two greenhouses.

GARDEN

To the front there is a long driveway which is laid to lawn to one side. There are pretty Japanese Cherry Blossom trees and Rhododendron bushes which line the driveway. The drive continues around one side of the house and leads up to the garage and to the back garden. The large back garden is mostly laid to lawn and is enclosed by a combination of fencing and a wall to the back. There are fruit trees and an established vegetable patch.

ENTRY

By arrangement.

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact Middleton Ross & Arnot
Dingwall office: (01349) 865 125 / 862 214
Alness office: (01349) 882 870

COUNCIL TAX

The property is presently assessed at Band E.

EPC RATING

The EPC Rating for this property is E

PRICE

Offers over £180,000 are invited but the sellers do not bind themselves to accept any or the highest offer. Any formal offer should be made in writing through a Scottish solicitor.

All carpets, curtains, blinds and the cooker are included in the sale price, but with no guarantees offered.

HOME REPORT

A Home Report is available for this property at OneSurvey.org

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. The mention of appliances and or services does not imply that they are in full and efficient working order.

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Conon Bridge is an attractively situated village lying to the south of the River Conon approximately 3 miles from Dingwall, the county town of Ross & Cromarty. The village has some local businesses such as shops and hotels, larger supermarkets and leisure facilities are available in Dingwall. Primary schooling is available at a new school in the village which is a short walk from the property with the older children attending Dingwall Academy for which transport is provided. Inverness, the Highland capital is approximately 10 miles away and regular bus services are available through the village and rail links are available at either Dingwall or Muir of Ord with the Conon Bridge Station scheduled to re-open in 2013.

Clovelly is a spacious bungalow built in 1956 and later extended in 1962. The property benefits from double glazing and oil central heating and is set in almost ½ acre of land. Although the property is in need of modernisation and redecoration, it is of generous size, is in a pleasant situation and would provide an ideal family home with scope for extending.

The accommodation comprises:

ENTRANCE

Solid wood front door with 13 glass panels leads into the L-shaped hallway.

HALLWAY **5.21m x 1.27m and 7.22m x 1.23m**

Spacious well lit hallway. The front part of the hallway has a low level radiator and bare floorboards, the rear hallway has a radiator and is carpeted. There is a loft hatch.

LIVING ROOM **6.03m x 3.60m**

Very spacious living area with large window to the front and one to the side. There is a Baxi Fireplace of stone construction and with a tiled hearth. Two radiators. Carpet to the floor. Coving to the ceiling. Fully glazed door at the side to:

VESTIBULE **1.95m x 0.93m**

Vestibule with an alternative entrance from the front of the house through a wood door with glass panels.



KITCHEN/DINER **4.14m x 3.04m**

Windows to the side and rear. There are base & wall units of mixed design which are tiled between. A built in double electric oven and hob which are included in the sale but with no guarantees offered. There is space for a washing machine and ample room for a dining table and chairs. Laminate flooring. Radiator. Doorway to:

UTILITY ROOM **2.39m x 1.58m**

The utility room houses the boiler and there is also space for a fridge-freezer. The floor is tiled and there is a wooden door with two glass panels which leads out to the garden at the side.



BATHROOM **2.13m x 1.81m**

Window to rear. The walls are fully tiled in light pink. There is a white bathroom suite consisting of W.C., Was hand basin and bath with an overhead shower which runs off the mains. There is a glazed shower door. Linoleum to the floor.



BEDROOM 1 **4.30m x 3.79m**

Spacious double room with a large window to the front. There are two alcoves on either side of the chimney breast. The floor is laid with underlay. Radiator.



2ND RECEPTION/BED 2 **4.13m x 3.93m**

Large window to the front. There is an open fireplace, back boiler of which has been decommissioned, with an electric fire in place and a wooden surround. There is a shaped alcove to the left of the fireplace. Two radiators.



BEDROOM 3 **3.62m x 3.13m (AT WIDEST POINTS)**

L-Shaped room with window to side. Carpet to the floor. Radiator.



BEDROOM 4/STUDY **2.88m x 2.0m**

Window to rear. There are two cupboards. A frosted fanlight to one wall provides extra natural lighting to the hallway. There is a radiator. Carpet to the floor.