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2, BRIDGEND, STRATHCONON, IV6 7QQ
OFFERS OVER £133,000

HSPC:53642



DESCRIPTION

Semi-detached three bedroom 1 ½ storey cottage in a quiet location in Strathconon. The property benefits from double glazing, gardens to the front and rear and stunning views in all directions.

ACCOMMODATION

Entrance Porch, Hall, Lounge, Kitchen, 3 Bedrooms and bathroom.

LOCATION

The cottage is located in a tranquil area of Strathconon approximately 29 miles from the City of Inverness and 20 miles from the County town of Dingwall. The area and it's stunning scenery, is popular with those who enjoy a rural lifestyle and outdoor pursuits. The village has a primary school and community hall, with further amenities being available at Contin and Dingwall where Secondary children attend Dingwall Academy.

Dingwall is a busy town with local shops, national supermarkets, banks, Post Office, hotels, leisure centre and restaurants.

The Highland capital of Inverness provides all the additional facilities of an expanding city, including modern shopping centres, excellent recreational facilities and a wide selection of hotels and restaurants along with road, rail and air links to the South. Dalcross airport is approximately 7.5 miles from the centre of Inverness.

DIRECTIONS

From Tore roundabout take the A835 signed Ullapool/Dingwall. At the Maryburgh roundabout take the A853 towards Ullapool. After 4 miles turn left at the sign for Marybank and cross the Moy bridge. At Marybank turn right following the signs for Scatwell/Strathconon and travel a further 11 miles. Bridgend Cottages are on the right immediately after the bridge.

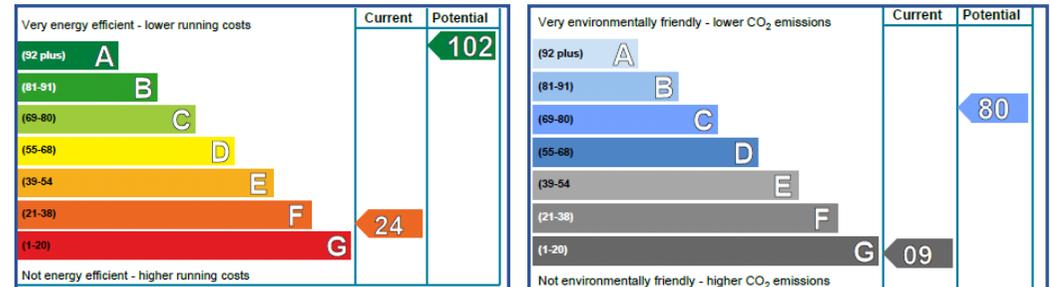
COUNCIL TAX

The property is currently a Council Tax Band 'B'.

VIEWING

By appointment with this agency on 01349 866777.

ENERGY PERFORMANCE RATING



ENTRY

Early entry available.

PRICE

Offers over £133,000 are invited and such offers should be submitted in proper Scottish legal terms to:

George Street Law
4 George Street, Dingwall, Ross-shire IV15 9SA
Tel 01349 866777 Fax 01349 866888

ENTRANCE PORCH

A timber door with glazed panels gives access to the entrance porch with concrete floor and window to the front. There is a glazed inner door to the hall.

HALL

The hall has a concrete floor, night storage heater and smoke alarm. There are doors to the lounge, bathroom and a downstairs bedroom and stairs to the upper floor.

LOUNGE

4.67m (15'4") x 3.15m (10'4")

The lounge has a window to the front, night storage heater and a concrete floor. There is a door to the kitchen.

KITCHEN

3.57m (11'9") x 2.39m (7'10") PLUS REAR PORCH

The kitchen has a window to the front and a concrete floor. There are floor and wall units and drawers with complimenting worktops. There is a 1 ½ bowl stainless steel sink with a mixer tap and space for a cooker fridge and washing machine. The kitchen also has a night storage heater, telephone point and access to the loft. A door gives access to a rear porch with two useful storage cupboards, one containing the hot water tank, the other with the electricity meter and useful storage shelves. There is a door giving access to the rear garden.

BATHROOM

2.26m (7'5") x 1.47m (4'10")

Has a window to the front and a concrete floor. There is a white W.C., basin and cast iron roll top bath with gold coloured taps and fittings. There is an extractor fan, "Heatstore" wall mounted fan heater and a shaver point with light.

BEDROOM

2.68m (8'9") x 2.10m (6'1")

Useful downstairs bedroom with a window to the rear, wooden floorboards and an electric panel heater. There is a wardrobe with shelf and hanging rail and a shelf provides a vanity unit/desk has been cleverly built in the area under the stairs.

BEDROOM

4.45m (14'7") x 2.24m (7'4")

To the left at the top of the stairs, has dual aspect windows to the front and rear, wooden floorboards and an electric panel heater.

BEDROOM

3.84m (12'7") x 3.15m (10'4")

To the right at the top of the stairs, has a window to the front, wooden floorboards and an electric panel heater. A shelf provides a useful vanity unit/desk.

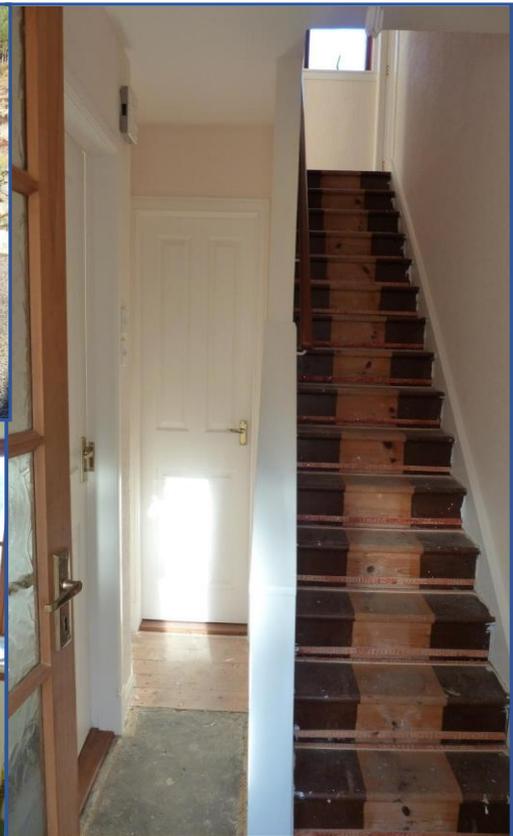
GARDEN

The front garden is located across the road serving the cottages. It is surrounded by picket and stock fencing and is mainly grass leading down towards the river. The rear garden is gravel with steps leading to an area of grass. There is a large garden shed and space for parking.

EXTRAS

Mains electricity is connected to the house. Drainage is to a shared septic tank and the water is from a private water supply. There is a telephone connection and broadband is available through this. There is currently no mobile signal available at the cottage.

NOTE: There may be a right of pre-emption in the title deeds in favour of Strathconon Estate.



Every reasonable care has been taken in the drawing up of these particulars for the guidance of interested parties. They are believed to be correct but no guarantee of their accuracy is given and no error or misdescription herein shall annul any sale or be made the subject of compensation by either side. Prospective purchasers are advised to take legal advice on the extent and nature of the subjects they propose to acquire.