



54 Braes Of Conon, Conon Bridge, IV7 8AX

- Detached bungalow
- 4 double bedrooms
- Private driveway
- 3 reception rooms
- Wrap around gardens
- Gas central heating
- Spacious kitchen
- Double garage
- Double glazing throughout

Offers Over £375,000

An exciting opportunity to purchase an exceptionally built, four-bedroom, detached bungalow in an established residential cul de sac. With generous living space, ample storage provisions and considerable outdoor space, this property offers a fantastic family home.

The property comprises of the entrance vestibule, bright and inviting hallway, sizeable lounge with fireplace and bay window, modern, spacious kitchen, formal dining room, cosy family room and handy utility room. Four double bedrooms, the main bedroom having an ensuite and the family bathroom completing the accommodation. This property also benefits from gas central heating and double glazing throughout.

Extensive, well-maintained, wrap-around gardens with lawn space, decking area, green house and assortment of flower beds, mature trees and shrubs that provide a colorful bloom in the Spring and Summer months. Double garage with electricity supply, work bench and shelved storage. Private driveway for 2 vehicles.

Appealing to a range of purchasers, early viewing is advised.

LOCATION

Located in the peaceful village of Conon Bridge, this property offers a quiet location within easy commuting distance of Dingwall, Inverness, and other larger towns in the Highlands.

A range of local amenities are available including convenience stores, post office, pharmacy, hotel & restaurant and play park.

A more comprehensive range of amenities is available in both Dingwall, approximately 3 miles away, and Inverness, which lies approximately 13 miles South of the property.

Travel routes, including the A9 and A835, are easily accessible from the property. A public bus service operates from Leanaig Road, and rail services are available from Station Road.

For younger children, Primary Schooling is available within walking distance at Ben Wyvis Primary School. Older children would attend Dingwall Academy, a bus service is available for transport.

DIRECTIONS

From Inverness take the A9 Northbound over Kessock Bridge, continue for approximately 6 miles to Tore roundabout, take the second exit onto the A835 for Dingwall and Ullapool. Continue for approximately 4.2 miles and take a left at the slip road junction onto the B9163 for Conon Bridge. At the roundabout take the third exit onto School Road and continue for 0.4 miles. Take a left onto Braes of Conon, bear left and take the first right. Number 54 will be the second house on your left-hand side, clearly sign posted by a South Forrest For-Sale board.

KEY POINTS

- Generous accommodation.
- Walk-in condition.
- Security alarm fitted.
- Walking distance to schools & amenities.
- Travel routes easily accessible.

ACCOMMODATION

ENTRANCE VESTIBULE

1.72 x 1.49 (5'7" x 4'10")

Front external door, glass panelled door to hallway, security alarm system.

HALLWAY

10.10 x 3.24 x 3.09 x 1.22 (33'1" x 10'7" x 10'1" x 4'0")

Provides access to all living space and loft hatch leading to partially floored loft. One airing cupboard and one storage cupboard.

LOUNGE

5.99 x 5.13 to 4.61 (19'7" x 16'9" to 15'1")

Sizeable lounge with front facing bay window providing an influx of natural light through the room. A feature, electric fireplace with marble hearth and wooden mantle provides a cosy focal point to the room.



KITCHEN

4.59 x 3.06 (15'0" x 10'0")

Modern, wall and base shaker style cabinets, worktop space with tiled splash bank and stainless steel sink with draining board. Integrated extractor fan, gas hob and double oven. Rear facing looking into the garden. Access to family room and utility room.



FAMILY ROOM

4.59 x 2.84 (15'0" x 9'3")

Situated off the kitchen, this room offers a casual living space. Side facing window.



UTILITY ROOM

3.51 x 1.70 (11'6" x 5'6")

Base mounted cabinets, worktop space with tiled splash back and stainless steel sink with draining board. Ceiling mounted clothes pulley, combi boiler and fuse box. Rear external door and side facing window.



BEDROOM ONE

4.30 x 3.00 (14'1" x 9'10")

Spacious double bedroom with two fitted double wardrobes, ensuite shower room and rear facing window.



DINING ROOM

4.00 x 3.20 (13'1" x 10'5")

Formal dining room suited to comfortably accommodate 8 people. Ideal for entertaining, dinner parties or hosting family gatherings. Side facing window.



ENSUITE

2.26 x 1.47 (7'4" x 4'9")

Walk-in shower, wash hand basin, WC, tiled walls, light with shaving point, wall mounted cabinet, extractor fan and rear facing textured glass window.

BATHROOM

3.28 x 2.08 (10'9" x 6'9")

Shower over bath, wash hand basin with storage and counter space, WC, bidet, light with shaving points, tiled walls, extractor fan and front facing textured glass window.

BEDROOM TWO

3.30 x 3.15 (10'9" x 10'4")

Comfortable double bedroom with fitted quad wardrobe and front facing window.



FRONT GARDEN

Mostly laid to lawn with assortment of flower beds, shrubs and trees. Charming archway over paved pathway to front door and to the rear garden.

BEDROOM THREE

3.30 x 3.10 to 2.60 (10'9" x 10'2" to 8'6")

Double bedroom with fitted quad wardrobe and front facing window.



BEDROOM FOUR

3.69 x 3.65 to 3.00 (12'1" x 11'11" to 9'10")

Fourth double bedroom currently set up as an additional living room. Rear facing window.



REAR GARDEN

Extensive rear garden mostly laid to lawn with garden shed, green house, seating area and decking. Mature trees, shrubs, vegetable patches and colourful flowers throughout the garden.



DRIVEWAY & GARAGE

7.76 x 5.95 (25'5" x 19'6")

Attached, double garage with electricity supply, work bench and shelved storage. Rear external door leading to garden. Private driveway with space for two vehicles. The measurements shown above are internal garage measurements.



EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, integrated appliances, white goods, garden shed and green house are to be included in the sales price.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

COUNCIL TAX

The current council tax is Band F. Please be aware that this may be subject to change upon sale.

EPC BAND

EPC Band C.

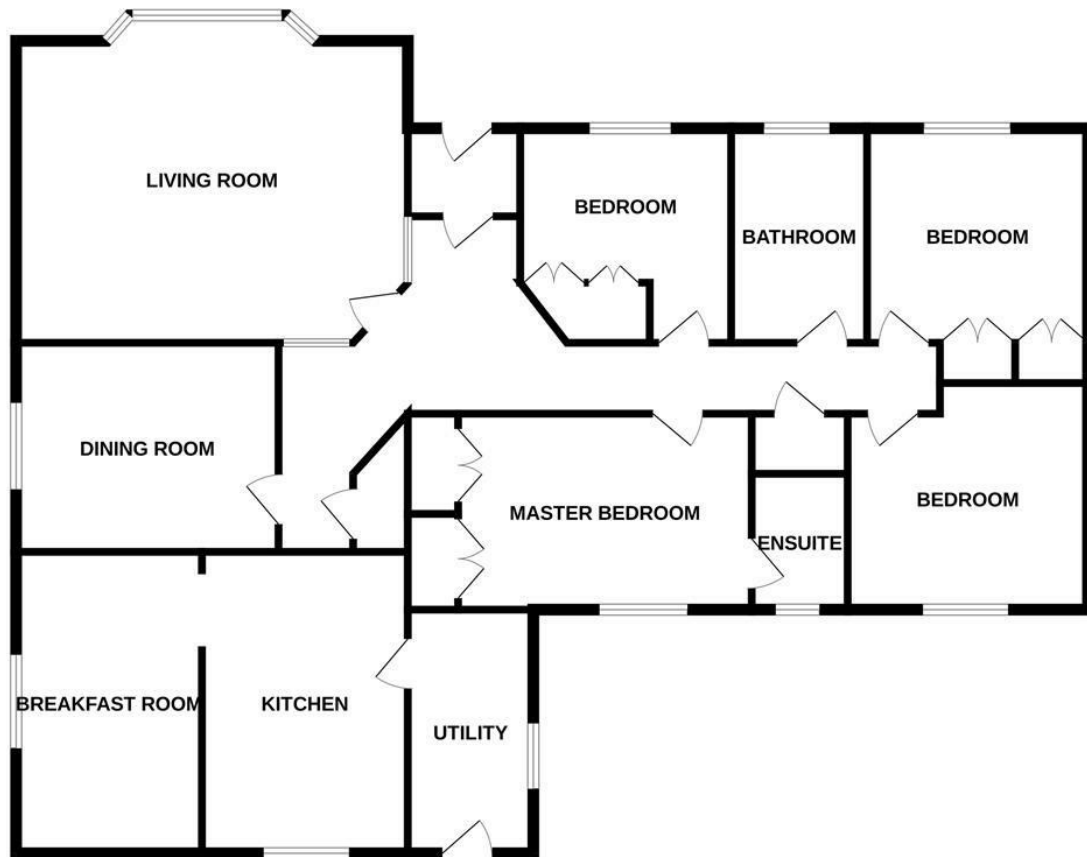
VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

60827.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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