



26 Tor View, Contin, by Strathpeffer, Ross-shire, IV14 9EE



- Semi-Detached House
- Hall
- Lounge
- Kitchen/Diner
- Side Lobby with Large Cupboard
- Three Bedrooms
- Family Bathroom with Shower
- Double Glazing
- Oil Fired Central Heating
- Garden to Front, Side and Back
- Lovely Views of the Surrounding Area
- Quiet Residential Location
- EPC Rating E

Fixed Price £138,000

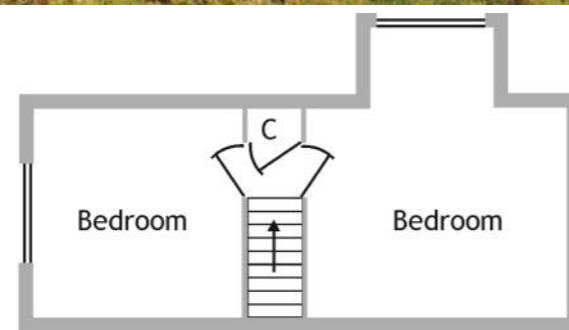
01349 865125

property@middletonross.co.uk

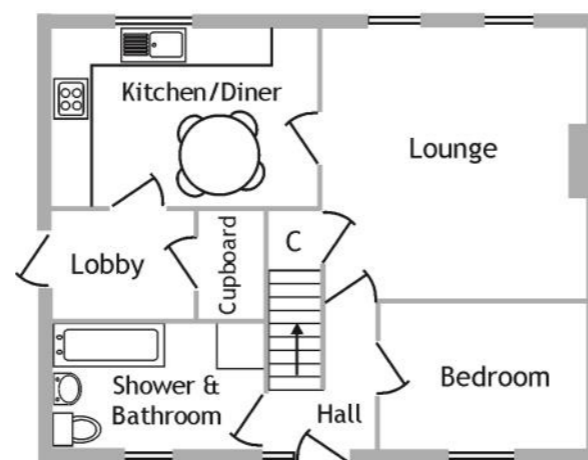
www.middletonross.co.uk



Ref: 21



First Floor



Ground Floor

Semi-detached house situated in a quiet residential area in the popular village of Contin with views to the hills of Torrachilty and Strathconon. There are some local facilities available in Contin including a shop, filling station and a hotel, more facilities are available in nearby Strathpeffer and Dingwall which is 7 miles away, has a full range of shops, banks and national supermarkets. Contin is approximately 19 miles from Inverness and there is a regular bus service to Dingwall with onward bus and rail links to Inverness and beyond. Primary schooling is available in Strathpeffer with older children attending Dingwall Academy. Transport is provided for both schools. The area is spoilt for beautiful forest walks, stunning lochs and scenery.

Number 26 was built around 65 years ago by the Hydro Board and is surrounded by properties of a similar type. There are pleasant gardens to the front and back. The property has been well maintained, is in good condition and would provide an ideal family home, first time purchase or a buy to let opportunity.

Directions: From the A835 travelling west, go through the village and you will pass the War Memorial and filling station on the right, continue on. Just past the shop on the left take the next turn on the right into Tor View, go up the hill and take the third turn on the right, number 26 is on the right. There is ample parking on the left hand side.

Services: Mains water, Electricity and Drainage
Council Tax— C

A Home Report is available on request

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours call on 01463 231173

Monday to Friday 8am - 9am & 5pm-11pm

Saturday 8am -11pm & Sunday 8am-11pm

or Email: property@middletonross.co.uk

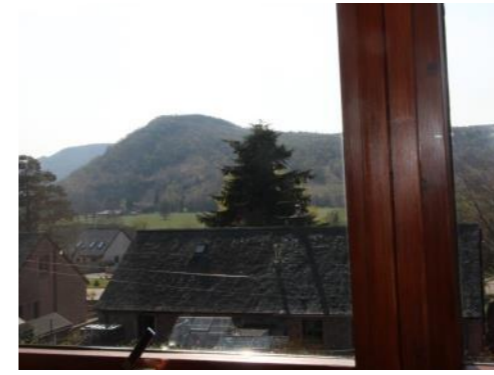
Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers 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. Any formal offer should be made in writing through a Scottish solicitor.

Carpets, curtains, blinds and appliances in the kitchen are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order. Furniture can also be included in the sale price if wanted.

01349 865125

www.middletonross.co.uk

Fixed Price £138,000



26 Tor View

Contin

Fixed Price £138,000

Charming stone built semi-detached house in a quiet residential area in the popular village of Contin.

Accommodation

Hall	2.69m x 0.94m
Lounge	4.08m x 4.13m
Kitchen/Diner	4.15m x 2.73m
Side Lobby	1.90m x 1.40m
Ground Floor Bedroom	3.17m x 2.27m
Ground Floor Bathroom	3.15m x 1.97m
First Floor Bedroom	4.04m x 3.54m
First Floor Bedroom	3.56m x 3.09m

Outside Area

- Front Garden
- Back Garden
- Side Strip

middleton ross & arnot