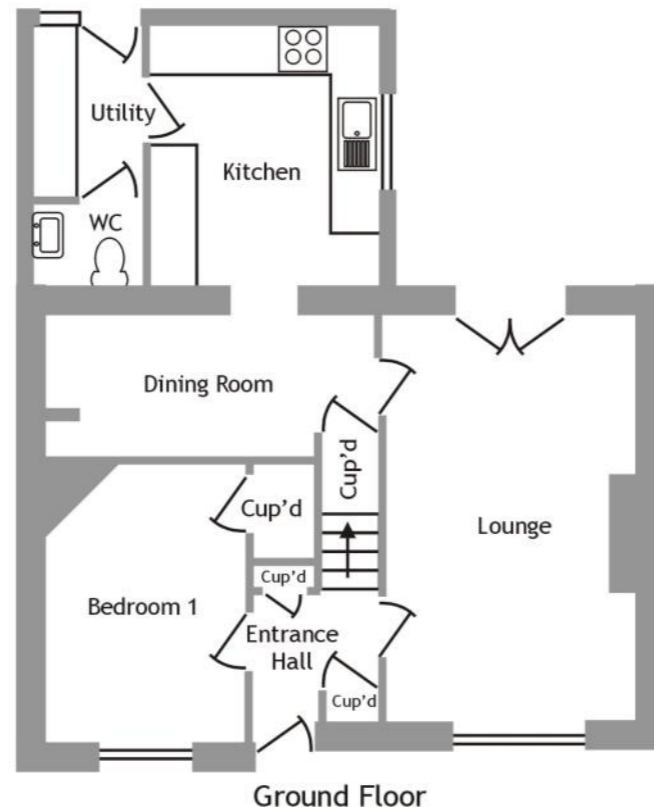
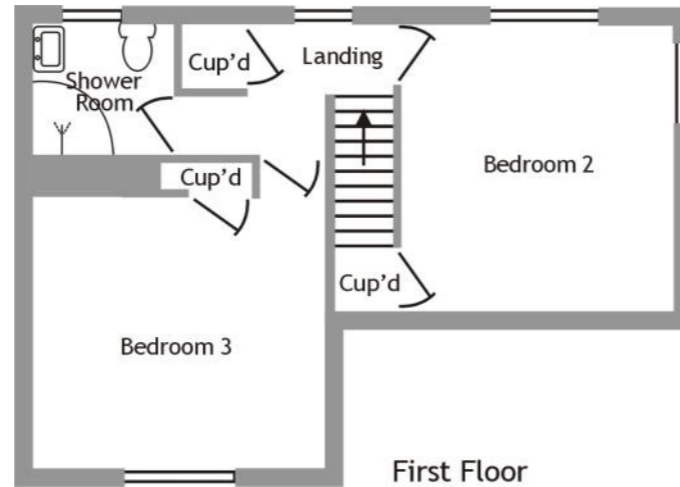


Local amenities in Conon Bridge include a small range of independent shops, a national supermarket and convenience store, a take away food outlet, Post Office, cafe, and a hotel which is being refurbished. A wider variety of shops can be found in nearby Dingwall or Inverness. There is a train station which is a five minute walk from the property and there is a regular bus service through the village which is close to the A835 making it ideally placed for commuting to Dingwall or Inverness, there are bus stops just around the corner from the house. Primary school children attend the Ben Wyvis School which is a few minutes walk from the house with older children attending Dingwall Academy for which transport is provided.

No. 1 Riverside Road was built by the local authority approximately 70 years ago and is of a double block construction under a slate roof and there is a later kitchen extension added in excess of 25 years ago. The house sits on the periphery of the development and is not overlooked.

The property is in immaculate walk-in condition and is in excellent decorative order throughout and benefits from gas central heating, double glazing and cavity wall & loft insulation. The kitchen was fitted only six years ago and the first floor shower room was installed around four years ago. This beautiful, spacious and bright property with its large enclosed garden would provide a perfect family home.



Services: Mains electricity, gas, water and drainage.

Council Tax— C

Home Report is available from www.packdetails.com, Ref: HP683043, Postcode: IV7 8BT

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

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

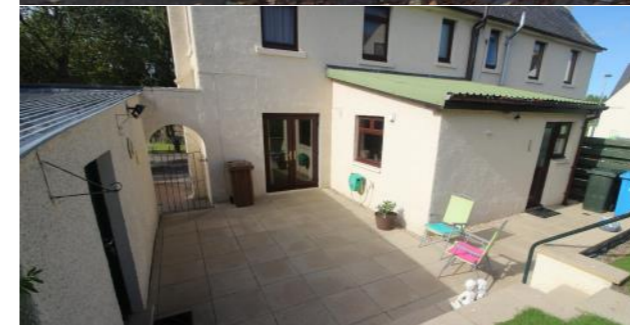
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and 5pm - 11pm

Saturday 8am - 1pm & Sunday 8am - 1pm

Email: property@middletonross.co.uk Text 07774 419811

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 floor plans 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, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds and integrated kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.

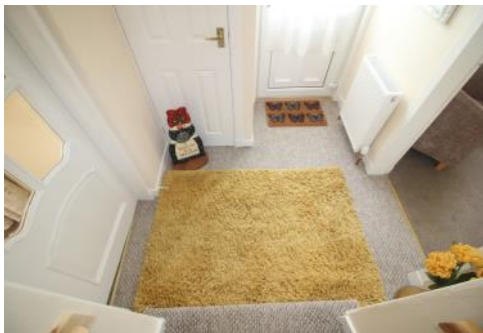


1 Riverbank Road, Conon Bridge, Ross-shire, IV7 8BT

Offers Over £175,000

- Semi-Detached House
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Ground Floor WC
- Three Bedrooms (One on Ground Floor)
- Landing
- First Floor Shower Room
- Double Garage
- Driveway
- Large Mature Garden
- Gas Central Heating
- Double Glazing
- EPC Rating D





1 Riverbank Road, Conon Bridge, Ross-shire, IV7 8BT

Offers Over £175,000

This beautiful semi-detached and spacious house is in immaculate condition.
 The property is conveniently situated in the centre of the village.

Ground Floor

Entrance Hall	2.07m x 1.79m
Lounge	5.41m x 3.47m
Dining Room	4.45m x
Kitchen	3.57m x 3.18m
Utility Room	2.38m x 1.53m
WC	1.32m x 1.13m
Bedroom 1	3.81m x 2.80m

First Floor

Landing	2.06m x 2.02m
Bedroom 2	4.05m x 3.49m
Bedroom 3	4.35m x 3.37m
Shower Room	1.92m x 1.72m

(All measurements are at widest points)

Outside

- Large Garden
- Double Garage
- Patio
- Large Driveway