



36 Braes of Conon, Conon Bridge, Ross-shire

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36 Braes of Conon Conon Bridge, Ross-shire IV7 8AX

An attractive detached home situated within a popular residential location.

Conon Bridge 0.6 miles, Dingwall 3.1 miles, Inverness 12.8 miles, Inverness Airport 20.1 miles (mileages are approximate).

Entrance hall | Sitting room | Kitchen/dining area | Utility | Principal bedroom with en suite shower room | 2 Further bedrooms | Bedroom 4/study | Family bathroom | Garden | Double garage

EPC Rating: C

The property Braes of Conon is a well-presented detached home featuring an array of airy, light-filled and flexible accommodation arranged across a single floor.

An entrance vestibule opens to the bright entrance hall which has various storage cupboards. At the front of the property is the generous 21 ft. dual-aspect sitting room with its double doors to the garden. Further is a sociable and spacious open-plan kitchen and dining space, which is flooded with natural light. There are also double doors which open onto the terrace area to the rear. The kitchen comprises a selection of stylish wall and base storage units, a breakfast bar and a range of integrated appliances. Adjacent is a utility room with additional storage, a sink and space for appliances. There is also a door which leads outside.

Completing the accommodation is the principal bedroom with en suite shower room, three further well-proportioned bedrooms (one of

which is currently being used as a study) and a family bathroom.

Outside

The property is approached via a driveway leading to the detached double garage, offering ample parking. The well-maintained level lawned and fenced garden wraps around the home, and is bordered by a range of established shrubs, climbing plants and trees offering a good deal of privacy. A raised decked terrace is ideally situated to make the most of the warm south-westerly aspect, perfect for dining al fresco in the summer months.

Location

Conon Bridge has a range of everyday amenities including a small supermarket, primary school, pharmacy, café and a mainline station with links to Inverness. The nearby market town of Dingwall provides an array of additional conveniences, including various shops and schools.

The thriving Highland capital is also accessible via the A9 and has a vast array of commercial, educational, retail and service facilities. Inverness Airport offers regular domestic and European flights.





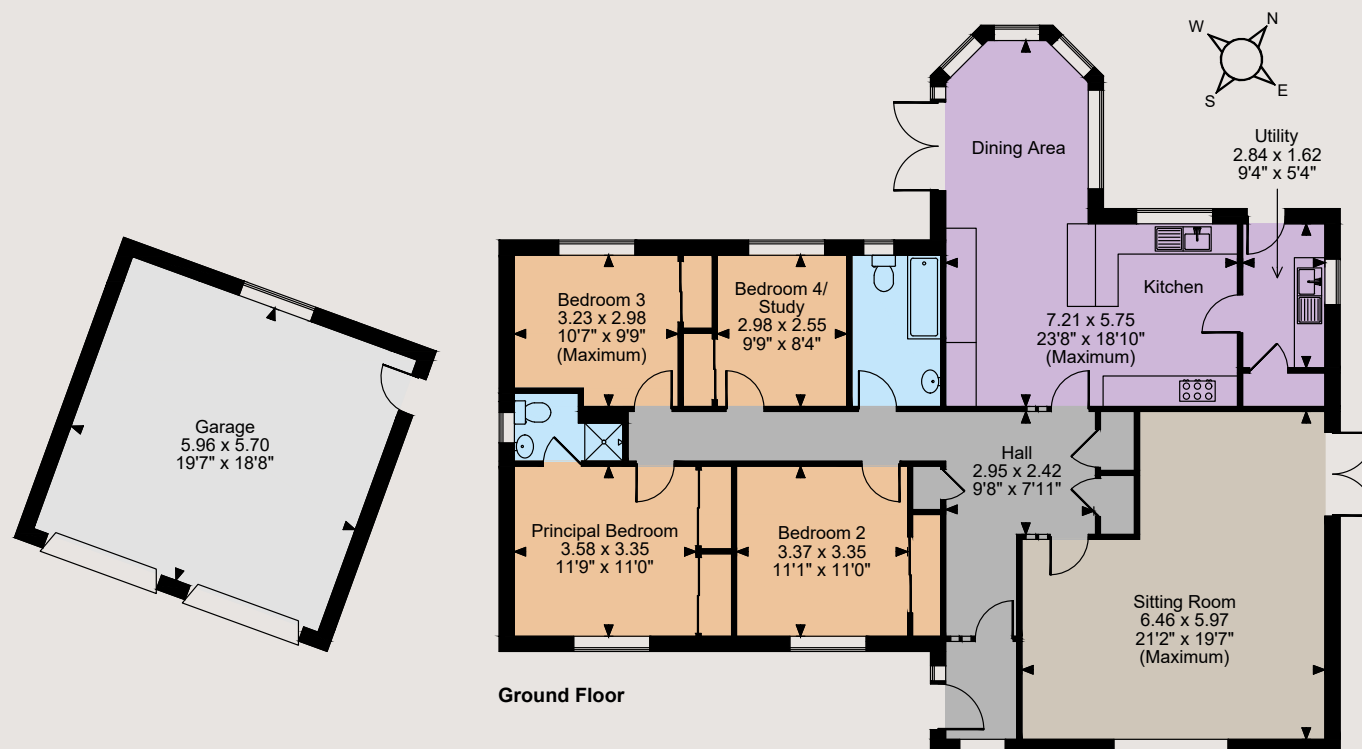
Floorplans

Main House internal area 1,606 sq ft (149 sq m)

Garage internal area 366 sq ft (34 sq m)

Total internal area 1,972 sq ft (183 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Directions

What3Words - ///clouding.scribble.rings

From the Tore roundabout take the A835 (Ullapool road) and then take a left onto the B9163 to Conon Bridge. Continue along this road (School Road) and take a left onto Braes of Conon. Take the first right and continue up this road where you will find the property located on the left hand side just before the turning circle.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage.

Gas central heating.

Council Tax: Band F

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £345,000

Inverness

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