



Innes & Mackay

**4 Wyvis Crescent,
Conon Bridge, Dingwall IV7 8BZ**

- THREE BED DETACHED BUNGALOW
- SPACIOUS AND GENEROUS SIZED ROOMS
- CLOSE TO LOCAL AMENITIES
- LOVELY ENCLOSED GARDENS TO FRONT AND REAR
- GAS CENTRAL HEATING
- TRIPLE GLAZED
- SINGLE ATTACHED GARAGE

**NEW REDUCED PRICE
OFFERS OVER £295,000**



DESCRIPTION

Viewing comes recommended for this immaculate, three bed detached bungalow located in the sought after area of Conon Bridge, close to local amenities. The property built approximately 45 years ago, offers anyone looking for a spacious family home in walk-in condition. The property which has recently had a new gas boiler fitted, also benefits from triple glazed windows throughout. Lovely enclosed low maintenance gardens are to the front and rear, along with ample parking to the side.

LOCATION

Nestled in the heart of the Highlands, Conon Bridge offers the perfect balance of peaceful village living and convenient access to both rural charm and urban amenities. Situated along the banks of the River Conon, this picturesque village is just a short drive or train journey from the market town of Dingwall, where you'll find a range of shops, supermarkets, schools, and local services to cater for everyday needs. The Conon Hotel is a great asset for the village since its refurbishment.

For those commuting or seeking a broader array of cultural, educational, and employment opportunities, the city of Inverness—the Highland capital—is easily accessible approximately 15 miles to the south. Whether you're looking for tranquil walks, access to the NC500, or excellent transport links via rail and the A9, Conon Bridge is ideally placed

GARDENS

The gardens to the front are laid to lawn with a border of mature rose bushes, plants and shrubs all adding to the external appeal of this delightful home. The tarmac driveway with gravelled parking area to the side, provides off road parking for a number of vehicles. To the side, a gate opens through to the rear garden which enclosed with Leylandii hedging providing complete privacy here. A lovely selection of bushes, fruit trees and plants provide an abundance of colour. There is a timber shed to the side providing external storage.

ENTRANCE PORCH

Part glazed door with large window to the front, opens into the entrance porch which is laid with tiled flooring giving a pleasing entrance to this desirable home. Bevelled glazed door with side panel announces the carpeted hallway.

HALLWAY

The L-shaped hallway provides access to the lounge, kitchen, three bedrooms and bathroom. A drop down hatch with Ramsay ladder allows access to the floored loft space.

LOUNGE

5.82m x 4.68m (19'1" x 15'4")

The Lounge, located to the front elevation, is a generous size and comfortable room which is laid with carpet and



has French doors leading through to the dining room. A feature of this lovely room is the solid marble fireplace and surround which houses the coal effect electric fire, thus providing a pleasing focal point.

DINING ROOM

3.75m x 3.17m (12'3" x 10'4")

The dining room (currently used as a study) accessed off the lounge, is located to the rear elevation overlooking the gardens. Engineered Oak flooring provides a lovely finish to this room and door leads through to the kitchen.

KITCHEN

4.39m x 3.17m (14'4" x 10'4")

The kitchen is fitted with an ample range of floor based units and wall mounted cupboards all providing good storage and working areas. Located below the window is the one and a half bowl stainless steel sink with drainer to the side and inset in the work counter is the Induction hob and double oven under and pull out extractor hood above. There is plumbing for both a washing machine and dishwasher. Good storage is provided by a built in double shelved cupboard and to the side of this is a further cupboard housing the gas boiler. Part glazed door leads out to the rear garden and a further door opens through to the hallway. Under unit lighting, tiling between the units and tile effect vinyl flooring complete this room.

BEDROOM 1

3.81m x 3.60m (12'5" x 11'9")

Bedroom one is a generous sized room located to the rear of the property. Laid with carpet, this room benefits from built in double wardrobes providing hanging rail and storage.

BEDROOM 2

3.10m x 2.85m (10'2" x 9'4")

The second bedroom located to the front, benefits from built in double wardrobe providing hanging rail and storage. Carpet.

BEDROOM 3

3.38m x 2.84m (11'1" x 9'3")

The third bedroom again located to the front, benefits from built in double wardrobes providing hanging rail and storage. Carpet.

BATHROOM

3.15m x 2.31m (10'4" x 7'6")

The bathroom is fitted with a dual flush WC, wash hand basin, bath and walk in shower housing a mains shower, with half height folding doors. The shower also has grab rails and a folding seat suitable for disabled use. Window to the rear, vinyl flooring and tiling along with wet all complete this room.



HEATING

Gas central heating via a combi boiler which was fitted within the last two years.

GLAZING

This property is fitted with triple glazed windows throughout.

COUNCIL TAX

Band E

EPC

Band C73

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, Induction hob, double oven and extractor hood, washing machine and dishwasher.

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points. Outside side.

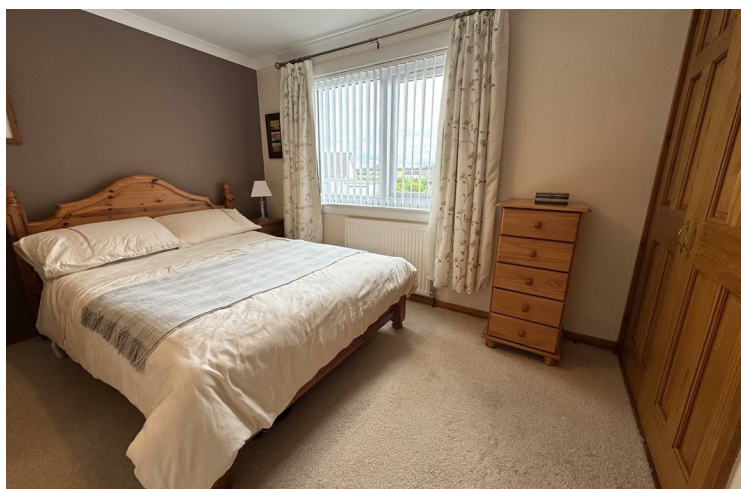
VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200.

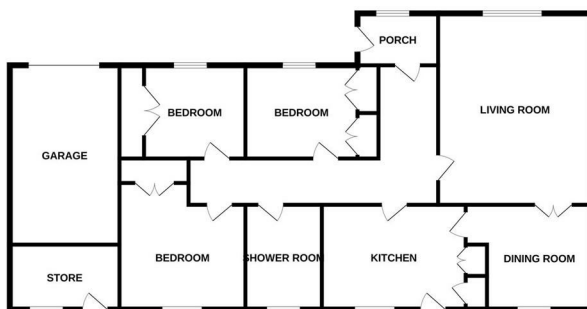
Home Report can be downloaded via the HSPC website.







GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospectus and other information. The services, systems and appliances shown have not been tested and no guarantee is made with respect to them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com



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