

# 15 Barley Row

Conon Bridge, Dingwall, IV7 8DJ

Offers Over £345,000





## Overview

- Impressive 4 bedroom detached bungalow in quiet cul-de-sac
- Set on a generous plot with garden views of the countryside
- Spacious accommodation, immaculately presented
- Lounge, dining room, kitchen/diner, utility, bathroom, principle ensuite
- Private enclosed gardens, patio area, integral garage, drive for 4 vehicles
- EPC Band C



## Description

Fantastic opportunity to purchase a spacious family home located at the end of a quiet cul-de-sac in the popular village of Conon Bridge. Seldom available, this impressive bungalow is situated on a generous plot with open outlooks across the countryside. Built by Tulloch Homes to a Cameron Paterson design, this immaculate property has well appointed rooms which will appeal to many. The spacious lounge benefits from patio doors opening onto the south facing rear garden. Adjacent is a formal dining room which is currently used as a kid's playroom. At the heart of the home is the kitchen/diner with ample space for a dining table and six chairs. There is excellent work top space and plenty of units. Integrated appliances include a gas hob, double oven, extractor, fridge/freezer and dishwasher. The utility room houses the boiler and has space for a washing machine and tumble dryer and provides access to the rear garden and the garage. The principle bedroom has fitted wardrobes and an ensuite shower room. There are two further double bedrooms and one single. The family bathroom with bath and shower over completes the accommodation. There is double glazing throughout, gas central heating and fantastic storage including two large hall cupboards and the loft which is partially floored. The large south facing sunny gardens are private and mostly laid to lawn, offering views across the countryside. There is a lovely patio area ideally placed for al fresco entertaining and enjoying the sun. The drive provides parking for up to 4 vehicles and leads to the large integral garage which has power and lights. This superb family home will appeal to the discerning buyer looking for an immaculate property in a quiet location. Early viewing is essential!



## Room Dimensions

Entrance Porch	(4' 6" x 6' 0") or (1.37m x 1.83m)
Lounge	(14' 4" x 17' 7") or (4.37m x 5.35m)
Dining Room/playroom	(10' 10" x 10' 8") or (3.29m x 3.24m)
Kitchen / Diner	(10' 8" x 25' 0") or (3.25m x 7.62m)
Utility Room	(10' 3" x 7' 4") or (3.12m x 2.23m)
Principal Bedroom	(12' 5" x 16' 7") or (3.78m x 5.05m)
Principal Bedroom En Suite	(11' 5" x 6' 4") or (3.49m x 1.92m)
Bedroom 2	(11' 5" x 9' 11") or (3.48m x 3.02m)
Bedroom 3	(8' 5" x 15' 7") or (2.56m x 4.74m)
Bedroom 4	(11' 9" x 9' 0") or (3.57m x 2.75m)
Bathroom	(7' 4" x 6' 9") or (2.24m x 2.06m)
Garage	(20' 2" x 10' 7") or (6.15m x 3.23m)





### Floor Area

154m<sup>2</sup>

### Services

Mains gas, electricity, water and drainage. Satellite, telephone and broadband.

### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances including a gas hob, double oven, extractor, fridge/freezer and dishwasher. Wendy House.

### Council Tax

Band F

### Tenure

Freehold

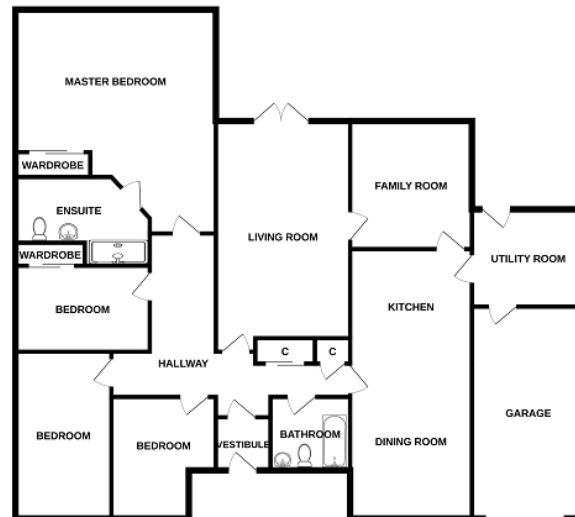
### Entry

By mutual agreement.

### Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.

GROUND FLOOR



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