24 Rowan Gardens Conon Bridge, Dingwall, IV7 8FJ

Fixed Price £270,000











Overview

- Immaculate 3 bedroom detached villa in walk in condition
- Ideal family home with views over the countryside
- Lounge, open-plan kitchen/diner, WC
- 3 bedrooms, 1 ensuite and family bathroom
- Enclosed rear garden, garage & driveway
- EPC Band C



Description

Fantastic opportunity to purchase a stylish 3 bedroom detached villa in Conon Bridge. This immaculate property was built by Tullochs to their 'Affric' design and has neutral decor which will appeal to young families and first-time buyers alike. Downstairs has the well-presented lounge, spacious kitchen/diner and useful WC. The kitchen/diner has ample space for a dining table and chairs and has French doors that open onto the patio, making it the perfect place for entertaining. Integrated appliances include a gas hob, electric oven, extractor and fridge/freezer. Upstairs offers three double bedrooms, all of which benefit from fitted storage and the principal bedroom benefits from an ensuite shower room. Completing the accommodation is the family bathroom. There is excellent storage throughout, in addition to the fitted storage in the bedrooms there is a large cupboard in the kitchen and two hall cupboards upstairs and a partially floored loft with ladder and light. The property benefits from double glazing and gas central heating. The sunny rear garden is laid to lawn with a decked patio area, perfectly placed to enjoy the garden and the views. There are two sheds for useful storage and a green house. There is parking for two cars and an integral single garage which has power and lights. Overall, this lovely property would be a perfect family home.



Room Dimensions

Lounge	(13' 10" x 10' 6") or (4.22m x 3.21m)
Kitchen / Diner	(17' 7" x 9' 11") or (5.37m x 3.03m)
wc	(7' 3" x 4' 11") or (2.20m x 1.50m)
Principal Bedroom	(10' 4" x 11' 2") or (3.16m x 3.40m)
Principal Bedroom En Suite	(5' 6" x 7' 0") or (1.67m x 2.14m)
Bedroom 2	(12' 2" x 9' 10") or (3.71m x 2.99m)
Bedroom 3	(7' 10" x 13' 0") or (2.40m x 3.96m)
Bathroom	(6' 10" x 6' 2") or (2.08m x 1.88m)







Floor Space

98m2

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings including all light fittings and window blinds. Integrated appliances including the gas hob, electric oven, and extractor. Two garden sheds and a greenhouse. Summer seat garden furniture.

Maintenance Charges

There is a factoring charge for the maintenance of the communal areas which is approximately $\pounds 16$ a month.

Council Tax

Band E

Tenure

Freehold





Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL info@tailormademoves.co.uk www.tailormademoves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself of your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.