

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 £16 a month.

Council Tax

Band E

Tenure

Freehold



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