

Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

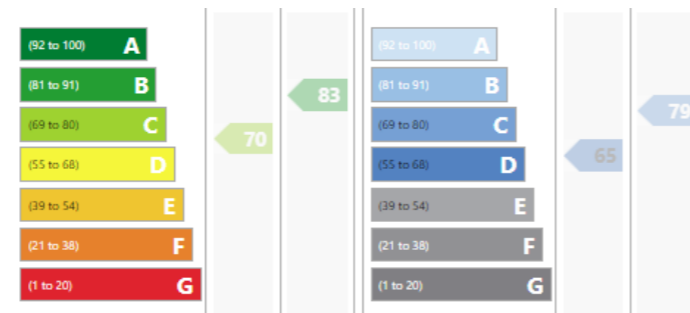
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £275,000
A full Home Report is available via Munro & Noble website.



**Ribigill, 2 Riverford Drive
Conon Bridge
IV7 8HP**

A three double bedded, detached bungalow with garage and conservatory, with views over the neighbouring countryside, is fully double glazed and has gas central heating.

OFFERS OVER £275,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Conservatory
- Gas
- Garden
- Garage

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom Two





Lounge

Property Description

Ribigill is a detached bungalow that occupies a generous plot in the sought after village of Conon Bridge and offers generously proportioned accommodation spread over one floor. The property will appeal to families and boasts a wealth of features including double glazing, gas central heating, ample storage provisions and an attached garage. The accommodation comprises an entrance vestibule (with cloak cupboard), which opens on to the entrance hall that has two storage cupboards and gives access to all rooms apart from the conservatory and the utility room. The front facing lounge is substantial in size, but provides a cosy environment, and has a door leading to the kitchen/dining room. There are three double bedrooms, two of which benefit from fitted storage, and all are tastefully decorated with neutral décor, with the principle bedroom also having an en-suite shower room. The family bathroom comprises a WC, a bath with electric shower over and a wash hand basin. Completing the accommodation is the kitchen/dining room which is fitted with base mounted units with worktops, has a 1 1/2 stainless steel sink with mixer tap and drainer and provides ample space for a formal dining table. There is a free standing electric cooker with extractor fan over, a washing machine and a dishwasher which are included in the sale. From here, there are patio doors to the conservatory, and a further door leading to the utility room which comprises base mounted units and a stainless steel sink with taps.

Outside, the front and side of the garden is well maintained and is laid to lawn and gravel. A driveway provides space for parking a number of vehicles and leads to the garage which has power, lightning and an electric roller door. The rear garden can be accessed from both side elevations, are laid to lawn with a patio area perfect for al-fresco dining and the rear is fully enclosed with mature hedging, providing privacy. Sited here are two garden sheds. Early viewing is essential for those looking for a quality property in a fantastic location.

The village of Conon Bridge has a co-op supermarket, a general store, some takeaway restaurants and a primary school. The town of Dingwall is approximately 2.5 miles away and the city of Inverness lies 13 miles distant where a more comprehensive range of shops and services can be found.



Bathroom



Bedroom Three



- Rooms & Dimensions**
- Entrance Vestibule
Approx 2.05m x 0.96m
 - Entrance Hall
 - Lounge
Approx 5.33m x 4.38m
 - Kitchen/Dining Room
Approx 4.38m x 5.33m
 - Conservatory
Approx 2.22m x 3.41m
 - Utility Room
Approx 2.13m x 2.60m
 - Bedroom Three
Approx 3.30m x 2.47m
 - Bathroom
Approx 1.96m x 3.30m
 - Bedroom One
Approx 4.35m x 2.74m
 - En-Suite Shower Room
Approx 3.30m x 1.74m
 - Bedroom Two
Approx 2.87m x 3.26m
 - Garage
Approx 5.87m x 4.05m

